



BROCKHURST

PROPERTY ♦ MANAGEMENT

TO LET

FIRST & SECOND FLOOR OFFICES WITH
PARKING TO REAR

337 SQ FT & 584 SQFT (31.32 SQ M & 54.25 SQ M)

11a CHURCH STREET, MELKSHAM,
WILTSHIRE, SN12 6LS.

LOCATION

Melksham is located in West Wiltshire and is within easy reach of the Georgian city of Bath (9 miles), and close to J17 of the M4. The property is located in Church Street, the principal thoroughfare to the Post Office and the central car park

DESCRIPTION

The property provides office accommodation with a ground floor entrance hall. There is a kitchen on the first floor and communal toilet facilities on the ground, first and second floors. Access is provided from the parking area to the side of the building and each unit has one parking space allocated. There is Virgin Media, Cable and Broadband available in the building; with each tenant being responsible for arranging their own individual setup

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The approximate Net Internal Areas have been calculated as follows;

First Floor

Office 3	337 sq ft	31.31 sq m	£2,700 pa
Office 6	584 sq ft	54.25 sq m	£4,700 pa

TERMS

The offices are available on internal repairing and insuring leases. There is a fixed service charge levied to cover insurance, cleaning, maintenance, water and electricity for the communal areas.

SERVICES

We are advised that mains electricity, water, and drainage are connected to the property. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.

BUSINESS RATES

To be advised. The business rates that you pay will depend upon the individual circumstances of your business. Applicants should make their own enquiries of the charging authority Wiltshire Council - Tel: 0300 456 0100

EPC RATING (This is how energy efficient the property is)

In accordance with the regulations an EPC has been commissioned.

VAT

The rental figure quoted does not include VAT

VIEWING

Contact: Stephen Brickell

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Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Brockhurst Property Management or TLC Property Ltd has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of the agents and accordingly we recommend you obtain advice from a specialist source.