



BROCKHURST

PROPERTY ♦ MANAGEMENT

TO LET

INDUSTRIAL UNITS

992 sqft (92.1 SQ M)

&

775 sqft (72 SQ M)

UNITS 11 & 9 THE MIDLANDS INDUSTRIAL
ESTATE, HOLT, NR TROWBRIDGE, BA14 6RU.

LOCATION

The Midlands Industrial Estate is situated in Holt, approximately 2 miles from Trowbridge, 3 Miles from Melksham and 10 miles from Chippenham (M4 and Mainline train station).

DESCRIPTION

There is a mix of units currently available on the site all of which are of open plan steel framed construction with reconstituted stone faced concrete block elevations and roller shutter door access. There are w/c's in all the units and 3 phase electricity There are double skin roof lights in most and good access doors to all units. The eaves height is 4m. To the front and side of the available units is a service yard/parking.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has been measured on a gross internal area basis and the floor areas have been calculated as follows;

Unit 11	992 sq ft	(92.1 sq m)
Unit 9	775 sq ft	(72 sq m)

SERVICES

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

TERMS

The properties are available To Let by way of a new full repairing and insuring lease at the following asking rents.

Unit 11	£7936 pax
Unit 9	£6200 pax

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.lettingbusinesspremises.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.

SERVICE CHARGE

A service charge is levied to cover the costs of repairs and maintenance of the estate common parts.

RATES

The business rates will require reassessment upon completion of a letting and the rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

PLANNING

The premises most recent use was light industrial.

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

In accordance with the regulations an EPC has been requested.

VIEWING

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