



# BROCKHURST

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PROPERTY ♦ MANAGEMENT

FOR SALE

FREEHOLD WORKSHOP  
& OFFICE PREMISES

(SUITABLE FOR OTHER USES STP)

6048 SQ FT (561.8 SQ M)

67 & 68 ROUNDPONDS, MELKSHAM,  
WILTSHIRE, SN12 8EB

## 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 which is accessed at Chippenham.

The property is located in Roundponds which is located near to the railway station and the A350 trunk road.

## DESCRIPTION

The property comprises a purpose built detached workshop and office premises.

The available accommodation comprises ground floor workshops and stores which has been previously occupied by a commercial printers. There are also separate store rooms, kitchen and wc's .

The first floor is fitted out as a mix of open plan and cellular office with suspended ceilings and recessed lighting, wc,s and a kitchen area.

To the front of the property is a large car park and loading area with roller shutter door direct into the workshops.

The property would be suitable for other uses, subject to planning.

The first floor offices are currently let to Autonomy Care Ltd at a rent of £12,000 pax on a lease expiring Jan 2026.

## ACCOMMODATION

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

Ground floor	4178 sq ft	(388.2 sq m)
First floor	1868 sq ft	(173.6sq m)
Total	6048 sq ft	(561.8 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 property is available to purchase Freehold at an asking price of £475,000 ex vat if applicable.

## RATES

The Valuation Office Website describes the property as 'Workshop and Premises' with a rateable value of £11,000 for the ground floor and "Office and Premises" with a rateable value of £17,750 for the first floor. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority – Wiltshire Council.

## LEGAL COSTS

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

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

In accordance with the regulations an EPC has been commissioned.

## 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.lettingbusinesspremises.co.uk](http://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.