

DETACHED WAREHOUSE BUILDING, TO LET ON NEW LEASE



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01249 704345



DETACHED WAREHOUSE / INDUSTRIAL UNIT

9,912 Sq Ft
921.22 Sq M

- Available May 2024
- Detached unit
- Prominent location on the Bowerhill Estate
- Good parking and external space
- New lease
- £55,000 pa (No VAT)

19 MERLIN WAY, BOWERHILL INDUSTRIAL ESTATE, MELKSHAM, WILTSHIRE, SN12 6TJ

LOCATION

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway (11 miles distant), with the south coast ports.

The town hosts many major businesses including Avon Rubber, Knorr Bremse, Herman Miller and Cereal Partners.

The Bowerhill Industrial Estate is the well-established and major employment area of the town located approximately 1.5 miles east of the town centre and accessed off the A350.

19 Merlin Way occupies a prominent position at the entrance to Merlin Way from the main estate road.

DESCRIPTION

The main part of property is of concrete portal frame construction with brick elevations to its front and side elevations, and asbestos cement cladding to its rear elevation. The pitched roof is of asbestos cement sheets.

At the front of the building, overlooking Merlin Way is a single storey section under

flat felt-covered roof. The main pedestrian access is through double glazed doors into a reception area off which is a single office. The space has carpet tile floor covering, with a combination of florescent and Cat II lighting.

A doorway leads through to male and female toilets, a shower and a kitchen area comprising a worktop with tiled splashback, sink & drainer and base and wall mounted units.

Access is also gained to further partitioned rooms that do not have natural lighting and then into to the main warehouse.

Loading to the main warehouse area is via a large roller shutter door in the front elevation. The door is approximately 4m wide x 4.5m high.

The warehouse has a maximum eaves height of approximately 4.75m.

To the rear of the warehouse is a mezzanine floor with a wide steel staircase leading up to it. The floor to ceiling height under the mezzanine is approximately 2.68m, with a minimum floor to ceiling height on the mezzanine of 1.9m.



Externally, the property has a concrete and tarmac forecourt at the front, with a concrete road leading down one side of the property with space for external storage to both the side and rear of the building.



Side access road (containers and portacabins to be removed)

ACCOMMODATION

	Sq M	Sq Ft
Reception/ front office	50.21	540
Main warehouse	621.77	6,690
Mezzanine	249.24	2,682
Total gross internal area	921.22	9,912

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£55,000 per annum.

We are informed that the property is not registered for VAT and therefore no VAT is payable on the rent.

SERVICES

The property has the benefit of mains water, drainage and electricity. Both single and 3 phase power is provided in the unit that also has strip lighting.

Heating to the warehouse is via an oil-fired warm air blower. The oil tank is located externally at the side of the property.

We recommend that prospective tenants satisfy themselves that the service provided comply with current regulations and meet their occupational requirements.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £43,250.

ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Rating of 99 within Band D.

A copy of the EPC and Recommendation Report is available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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