



commercial property consultants

FOR SALE/TO LET

1-8 LANCASTER ROAD, BOWERHILL INDUSTRIAL ESTATE, MELKSHAM, WILTSHIRE, SN12 6SS



STORAGE SPACE FROM 24,000 FT² - 199,000FT²
SECURE SITE
LARGE YARD AREAS
UNITS AVAILABLE SEPERATELY OR COMBINED

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

LOCATION

The site is well located on the Bowerhill Industrial Estate just to the South of the town centre approximately 14 miles (22 km) to the south of junction 17 of the M5 Motorway along the A350. The town of Chippenham is 6 miles (9.5 km) to the North, Trowbridge 5 Miles (8 km) to the South and the City of Bath 11 miles (18km) distant. Melksham has a population of some 22,905 (2011 census). The town has many varied industries including Avon Rubber, which previously owned the Avon Tyre plant in the town centre.

In 2000, Avon Rubber plc moved to a large purpose-built facility just 3 km (1.9 mi) to the south of the town near Semington, employing over 300 people. Melksham is also home to Knorr-Bremse, a designer and manufacturer of railway braking systems, at a modern purpose-built facility in south Bowerhill. Directly to the Western boundary of the site is the recently completed 170,000 sq.ft. Herman Miller furniture factory.

DESCRIPTION

The premises comprise 2 sites, each with 4 buildings, straddling The Christie Miller Sports Centre, owned by Wiltshire County Council. The entire property extends to 14.1 acres and is bounded by chain link fence along it's perimeter with each site having an entrance off Lancaster Way, one of the main access ways through the estate.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

North Side Hangers 1-4	25,000 ft ² each
South Side Hangers 4-8	25,000 ft ² each

Hangers x 8 18,530 m² 199,465 ft²

LEASE/PURCHASE

Price on application.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

FOR FURTHER INFORMATION

Please contact:

Ralph Wells

T: 01793 232658/07957 739858

E: ralph@wbmproperty.co.uk

Or

Whitmarsh Lockhart

T: 01793 541000

**CONTACT RALPH WELLS 07957 739
858**

www.wbmproperty.co.uk

**SWINDON 01793 232658 GLOUCESTER 01452
348915**