



**C2 Ashville Centre  
Commerce Way  
Melksham  
Wiltshire  
SN12 6ZE**

**Modern Light Industrial Unit  
2,622 sq ft (243.64 sq m)**

- Located on a popular well established trading estate
- Good loading facilities
- Allocated parking
- Local amenities include Greggs & Starbucks

## LOCATION

The Ashville Centre is a modern development fronting the A350 just south of Melksham a rapidly expanding West Wiltshire town situated approximately 10 miles from Junction 17 of the M4.

The Ashville Centre has undergone significant development over the years and is now home to The Hall and Woodhouse Milk Churn Public House, Jaguar Land Rover Showrooms, a Starbucks, a Greggs and a Travelodge.

## DESCRIPTION

The property comprises a mid-terrace modern steel portal frame industrial/warehouse unit with a high quality specification to include internal blockwork and external brickwork to lower elevations and insulated cladding, up to 6m eaves under an insulated roof incorporating roof lights providing good natural light. A timber decked mezzanine floor covers approximately half of the unit. A single W/C is situated to the middle of the unit underneath the mezzanine floor.

An up and over loading door 5.5m high x 3.5m wide provides access to the warehouse area. the unit benefits from 3 car parking spaces.

## QUOTING RENT

£21,000 per annum excluding VAT

## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

## ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas calculated are noted as follows:

	Sq M	Sq Ft
Ground Floor	162.48	1,749
Mezzanine	81.15	874
<b>Total</b>	<b>243.64</b>	<b>2,622</b>

## TERMS

The property is available on a full repairing and insuring lease on terms to be agreed.

## PLANNING

Prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council  
Tel:-03004560114  
or  
developmentmanagement@wiltshire.gov.uk email:-  
regarding their intended use.

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

Rateable Value: £10,000

See:- <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

## VAT

All prices quoted are exclusive of VAT

## EPC

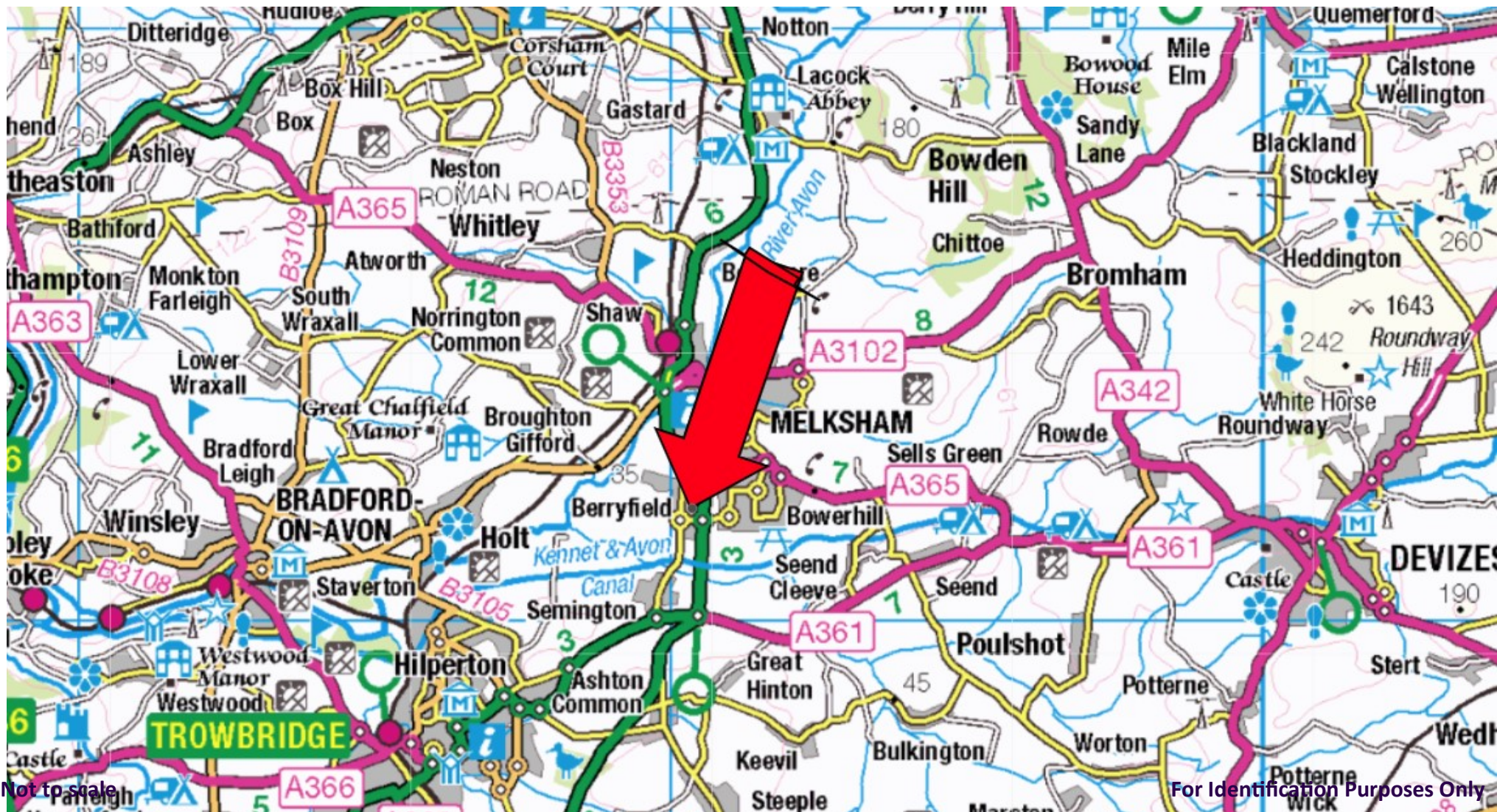
Energy rating of C

## VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.



**SUBJECT TO CONTRACT**



Not to scale

For Identification Purposes Only

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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April 2024

**Carter Jonas**