



Chalchymead Business Park
Melksham
Wiltshire
SN12 8BU

Ranging from 6,771 – 29,914 Sq Ft
(629.1 – 2,779.1 Sq M)

- **All Commercial Uses Considered**
- **Bespoke Refurbishment**
- **Prominent Landscaped Development**
- **Close Proximity to J11 of the M4 Motorway**

LOCATION

Melksham is located approximately 7 miles south of Chippenham on the A350 main road to the south coast, approximately 11 miles south of Junction 17 of the M4 motorway.

Chalkeymead Business Park is situated on the edge of the town centre, adjacent to the intersection of the A350 and B3107 Bradford on Avon road, only 500 metres from the town centre amenities and directly opposite Asda.

DESCRIPTION

Chalkeymead Business Park currently comprises 4 two storey, fully vacant buildings within a prominent, landscaped development on 1.56 acres.

THE OPPORTUNITY

The owners and developers are offering potential tenants the opportunity to occupy space within any of the existing buildings which would be fully refurbished on a bespoke basis to suit their particular use and requirements.

BUSINESS RATES

The premises will need to be re-assessed for rating purposes following refurbishment.

ACCOMMODATION

The existing buildings provide the following approximate areas measured in accordance with the International Measurement Standard Offices 3.

UNIT	SQ M	SQ FT
1	657.8	7,081
2	629.1	6,771
3	661.5	7,121
4	830.7	8,941
Total	2,779.1	29,914

TERMS

The property will be available following the bespoke refurbishment on a new full repairing and insuring lease for a minimum 5 year term. Rent will be dependent on the proposed use and level of refurbishment undertaken. VAT will be applicable to the rent.

It is proposed that the landlord and tenant will enter into an Agreement for Lease. The landlords will then undertake the bespoke refurbishment with the lease then commencing on completion of the refurbish works.

SERVICE CHARGE

There will be an estate service charge administered by the landlords for the maintenance of external common areas and other services which are introduced for the benefit of all tenants.

PLANNING USE

The site is allocated as an employment site with the current planning use as offices, and now falling within the new Use Class E, which includes a variety of other uses such as a Medical and Health, Vets, Creche, day nursery or day centre, Gyms and indoor sports. Other employment uses such as Trade Counter, retail and showrooms would also be suitable and the owners will be prepared to also seek planning for uses they consider would be suitable if not already covered by use class E.

EPC

New EPC's will be obtained following refurbishment.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWINGS

Viewings can be arranged by prior appointment with Carter Jonas or the joint letting agents Keningtons.

In order to maintain safety for all parties, prospective tenants are requested to strictly adhere to the latest government guidance concerning Covid 19 rules and maintain social distancing at all times.

SUBJECT TO CONTRACT



For Identification Purposes Only



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FURTHER INFORMATION

Should you require further information please contact:

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