

# Bowerhill Industrial Estate

Melksham, SN12 6TP

Warehouse | 992 - 3,152 ft<sup>2</sup>



Parking facilities



4.6 m sectional door



Trade counter use



LED lighting



Established industrial estate



Available to Let

## Location & Connections

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, Cooper Avon Tires, Knorr Bremse, Herman Miller and Cereal Partners. 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. Existing occupiers on the Indus Acre development include Tool Station and Screwfix.





## Description

Unit 12 is a refurbished industrial / warehouse unit of steel portal frame construction under an insulated pitched roof. The unit has been recently redecorated internally with new LED lighting installed and is offered in excellent condition. The unit provides clear internal space with an eaves height of approximately 4.4 metres and an electrically operated steel roller shutter door approximately 3.74 m wide x 4.1 metres high. It has a single toilet and a small kitchenette area. Unit 17 is an end of terrace industrial/warehouse unit. The ground floor has an up & over loading door approximately 2.8 m wide x 2.65 m high. There is a separate pedestrian doorway leading to a lobby area with access to a single toilet and stairs to the first floor. The main ground floor area provides workshop /storage space with a floor to ceiling height of approximately 2.7 m. On the first floor is a further toilet and a kitchen, while in the main space are 4 offices and a storeroom / server room.

### Further information

**EPC**  
Unit 8 : D, Unit 12 : B ,  
Unit 17 : D

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
8	Warehouse	992	Coming soon	POA
12	Warehouse	3,152	Immediately	2,500
17	Warehouse	2,208	Immediately	1,935
<b>Total</b>		<b>6,352</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

**Scott Jones**  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

**Huw Thomas**  
Loveday  
huw@loveday.uk.com  
07970 494369

**Ed Cawse**  
Carter Jonas  
ed.cawse@carterjonas.co.uk  
07425 632 476

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**