

# FOR SALE—INVESTMENT OPPORTUNITY Carter Jonas



Unit 2  
Lancaster Park Industrial Estate  
Bowerhill  
Melksham  
SN12 6TT

Semi-detached Industrial Building  
5,193 Sq Ft (482.45 Sq M)

- Rare Investment opportunity
- Long lease recently agreed
- Established industrial location

## LOCATION

Bowerhill Industrial Estate is Melksham's principal employment area, situated approximately 1.5 miles to the east of the town centre. The estate provides a well-established and highly accessible location, forming one of the region's key hubs for industrial, trade and distribution occupiers.

The estate benefits from excellent connectivity, with direct access to the A350, offering strong links to Junction 17 of the M4 motorway and the wider South West, including Chippenham, Trowbridge and Bristol.

Bowerhill is a well-regarded commercial destination, home to a wide range of national and local operators including Toolstation, Screwfix, Travis Perkins, GixPlan and Herman Miller, reinforcing its appeal as a key industrial and trade counter location.

## DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction

Well-presented ground floor warehouse accommodation, currently configured as an MOT test centre

Smart first floor office accommodation together with a mezzanine level providing ancillary storage

Eaves height of approximately 6m with an apex of 7.4m

Roller shutter door measuring approximately H: 4m x W: 4m

Externally, the property benefits from dedicated loading and parking provision for approximately 10 vehicles.

## ACCOMMODATION

	Sq M	Sq Ft
<b>Ground Floor</b>	<b>336.43</b>	<b>3,621</b>
<b>First Floor</b>	<b>146.02</b>	<b>1,572</b>
<b>Total</b>	<b>482.45</b>	<b>5,193</b>

## PLANNING

The property is currently being used as a MOT test centre. Potential buyers need to do their own due diligence with regards to planning consent.

## SERVICES

Prospective purchasers to make their own enquiries regarding the availability capacity and condition of services

## INVESTMENT DETAILS

Tenant: SWITCH Tyre Ltd operating under the Wiltshire Tyre.

Lease commencement date: 25th March 2025.

Term: 15 years

Rent £41,000 per annum exclusive

Break Clause: Every 5<sup>th</sup> anniversary

Rent Review: Every 3<sup>rd</sup> anniversary

LTA 1954: Included

All perspective purchases are expected to do full due diligence of lease which can be provided for review.

## VAT

All prices quoted are exclusive of VAT if applicable.

## EPC

The property has an EPC rating of 67 D

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWINGS

Viewings can be arranged by prior appointment with sole agents Carter Jonas.

## AML

Please note a successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## QUOTING PRICE

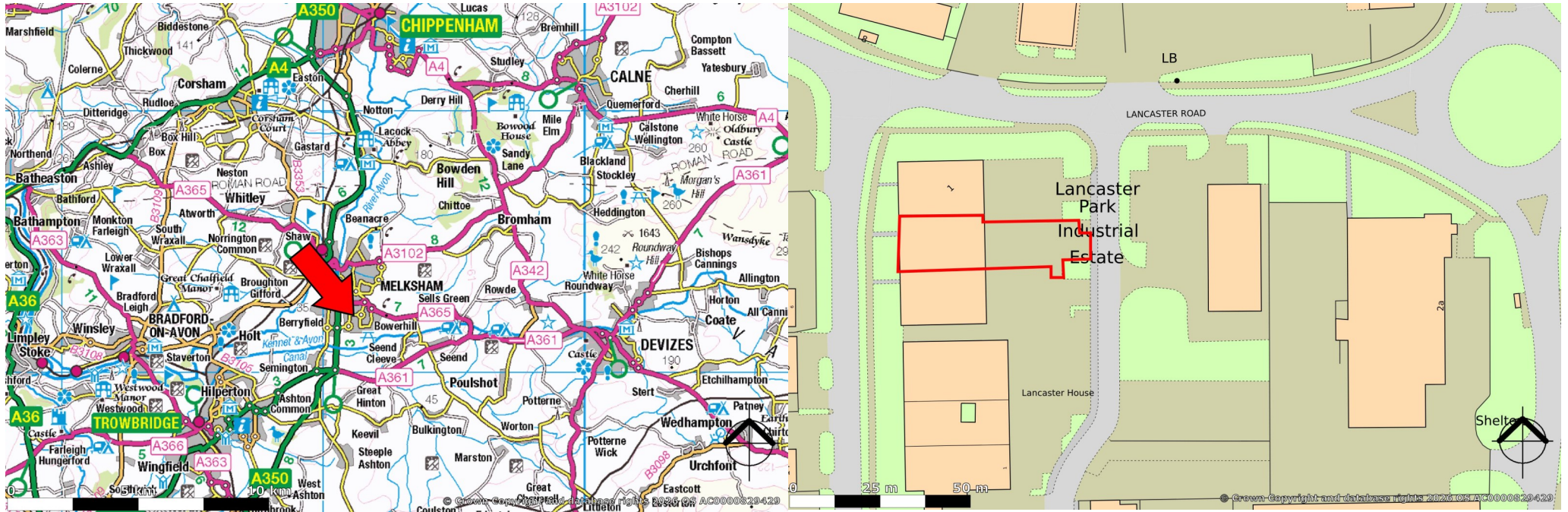
£600,000 exclusive

## TERMS

The freehold of the property is available to purchase



For Identification Purposes Only



## FURTHER INFORMATION

Should you require further information please contact:

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June 2026

**Carter Jonas**