

TO LET

Carter Jonas



Unit 2
Venture House
Avro Way, Bowerhill
MELKSHAM
SN12 6TP

Industrial / Trade Counter Accommodation
1,768.47sq ft (164.30 sq m)

- **Trade counter location**
- **Established local occupiers**
- **Well presented estate**
- **Allocated parking**

LOCATION

The property is located on the Bowerhill Industrial Estate, Melksham's principal employment area, with the direct access to the A350 Melksham By-pass being the main north—south route through West Wiltshire. Junction 17 of the M4 Motorway is situated 9 miles to the north. Road links within the area have improved providing more sections of dual carriageway.

Local employers in the area include Travis Perkins, Build Base, GPlan, Herman Miller, Knorr Bremse, Wiltshire Police and Screwfix. There have been a number of new developments taking place in the locality including Travelodge, Greggs, Starbucks and Jaguar Land Rover showroom as well as the Hall and Woodhouse Public House.

DESCRIPTION

This unit comprises an industrial warehouse with offices and is of steel portal frame construction with profile steel clad elevations. Internally the property has been well maintained and presents modern 2 storey office space and basic open warehouse space with an eaves of 6m however, the majority of the ground floor warehouse is covered by a first floor mezzanine. The building benefits from a roller shutter door. There is a kitchen and reception area on the ground floor. There is a suitable sized loading area to the front of the property with designated car parking spaces.

SERVICES

Prospective occupiers are to make their own enquiries concerning utility services to the building.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
U/stairs Offices	776.46	72.14
Ground Floor	992.01	92.16
Total	1,768.47	164.30

TERMS

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

QUOTING RENT

Quoting— £15,000 per annum exclusive.

BUSINESS RATES

The property has a rateable value of: £12,500 according to the Valuation Office Agency.

However, prospective occupiers are advised to make their own enquiries as to the exact rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

AML

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

PLANNING

Prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council Tel: 0300 456 0114 regarding their intended use.

VAT

Figures quoted will be exclusive of VAT.

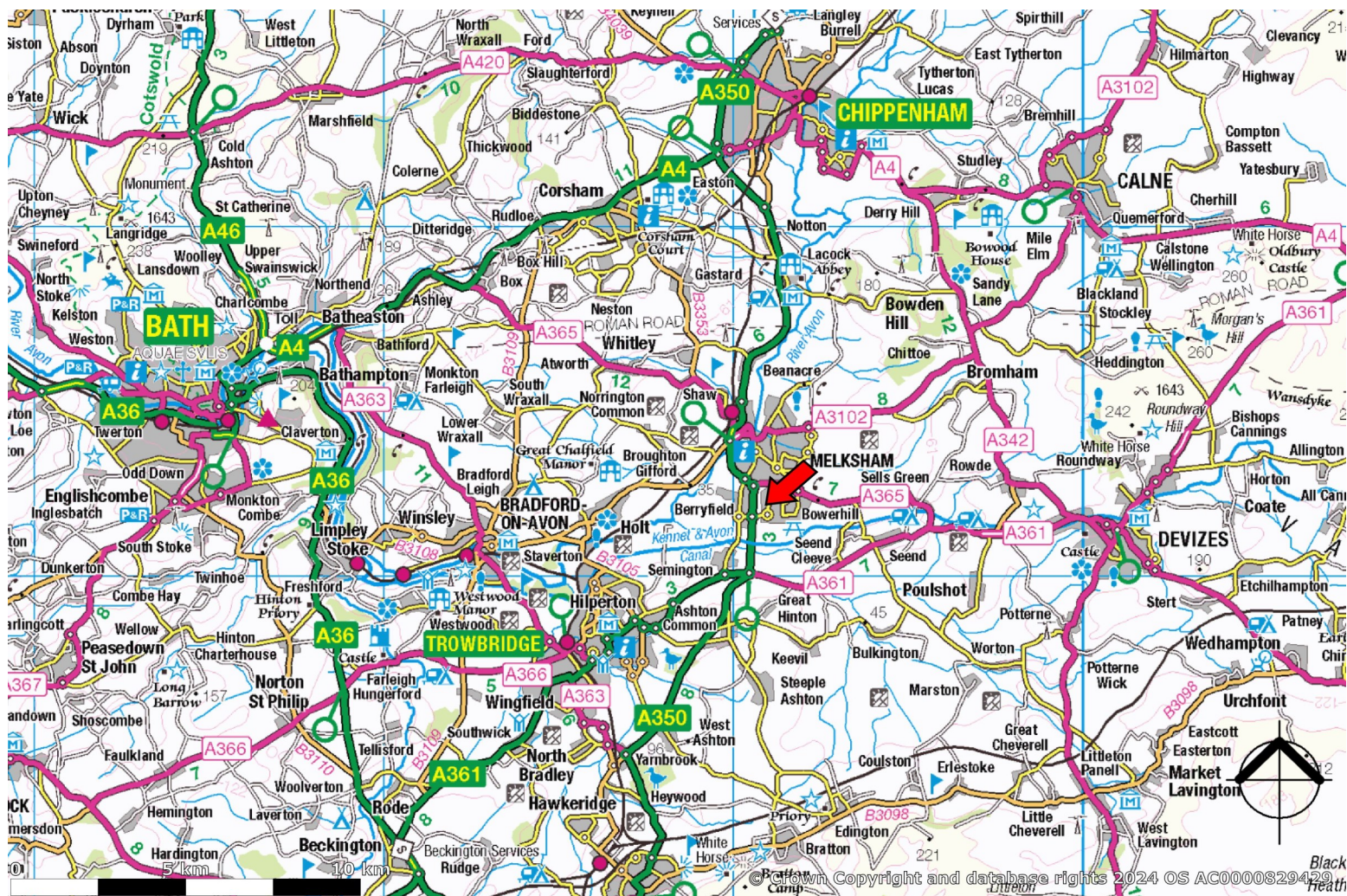
EPC

The property has been assessed as having an Energy Performance Asset Rating of D (86).

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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August 2026

Carter Jonas