

TO LET

Carter Jonas



Unit 3 Atworth Business Park,
Bath Road, Atworth,
Melksham
Wiltshire
SN12 8SB

Industrial Building
19,069 SqFt (1,771.55 SqM)

- **Good Regional Connectivity**
- **Generous Car Parking**
- **Business Environment**
- **Competitive Lease Terms**

LOCATION

Atworth Business Park is strategically positioned on Bath Road (A365), just northwest of Melksham in Wiltshire. The park offers excellent connectivity, with the A350 nearby for quick access to the M4 motorway (Junction 17) and major regional hubs such as Chippenham, Bath, and Bristol. Public transport links are strong, with frequent bus services stopping adjacent to the park and Melksham railway station only 2 miles away.

DESCRIPTION

The property comprises a portal framed industrial unit with an eaves height of 5.5M. The unit has a loading door (4.6M x 4.6M) on to a service yard. Offices are located at first floor level. W/Cs and canteen facilities are accommodated at ground floor level.

Externally there is generous staff car parking.

The unit is currently fitted with a crane gantry which can be made available subject to negotiation with the out going tenant.

QUOTING PRICE

£75,000 per annum exclusive

SERVICES

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

ACCOMMODATION

The property has been measured on a gross internal area basis.

| | SqM | SqFt |
|--------------|-----------------|---------------|
| | 1,771.55 | 19,069 |
| Total | 1,771.55 | 19,069 |

TENURE

Assignment of the existing lease alternatively the Landlord would not be opposed to a surrender of the existing lease and regranting a new lease.

BUSINESS RATES

The current Rateable Value is £72,000 however this will be increasing to £92,000 in April 2026. Prospective tenants are advised to make their own enquiries regarding the exact rates payable .

LEGAL COSTS

Each party to be responsible for own legal costs.

VAT

All Prices Quoted are exclusive of VAT.

EPC

The EPC has been commissioned and the certificate is awaited.

VIEWINGS

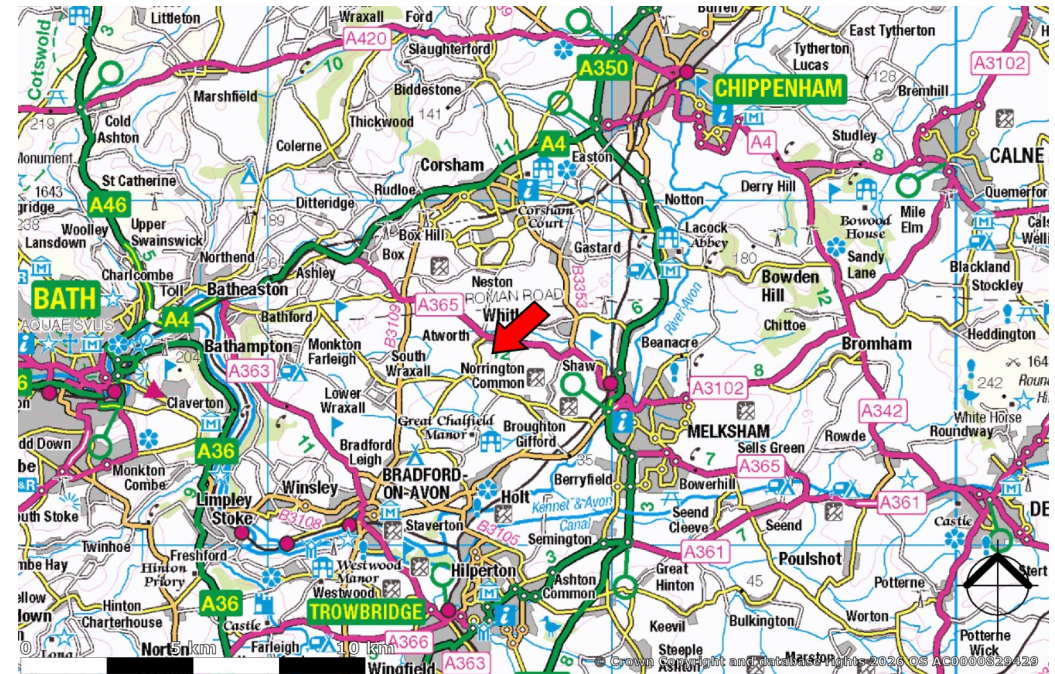
Viewings can be arranged by prior appointment with sole agents of Carter Jonas.



ANTI MONEY LAUNDERING

In line with statutory requirements prospective tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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JANUARY 2026

Carter Jonas