

TO LET

Carter Jonas



Unit 1-3 Avro Business Centre

**Avro Way
Bowerhill Estate
Melksham
SN12 6TP**

**Detached Industrial Building on Self Contained
Site:**

20,812 Sq Ft (1,933.45 Sq M)

- Self-contained industrial unit.
- Good parking and loading provisions.
- Good eaves height.
- Direct access to A350 linking to M4

LOCATION

Unit 1-3 sits within the established Bowerhill Industrial Estate, one of Melksham's principal employment areas and home to a wide range of trade, industrial and warehouse occupiers. The estate benefits from excellent connectivity, positioned approximately 1.5 miles east of Melksham town centre with direct access to the A350, providing strong links to Junction 17 of the M4 and the wider South West region.

The area is a well-regarded commercial location with recognised national and local operators nearby, including Toolstation, Screwfix, Travis Perkins, G-Plan and Herman Miller, reinforcing its profile as a strong base for industrial and trade businesses.

Bowerhill continues to benefit from ongoing investment and development, with improved road infrastructure and new roadside amenities enhancing accessibility for staff and visitors.

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	16,440	1527.30
Office	2,380	221.10
Mezzanine	1,992	185.05
Total	20,812	1,933.45

Due to insufficient lighting at the time of the inspection the following floor areas have been provided by the vendors.

PLANNING

The property is currently being used as a medical storage facility with ancillary offices. Potential occupiers need to do their own due diligence with regards to planning consent.

DESCRIPTION

The property comprises a detached, self-contained industrial unit of steel portal frame construction, incorporating a combination of brick/blockwork and steel-clad elevations beneath a durable steel roof. Originally configured as three individual units, the building has been fully opened to create a single, versatile facility offering extensive uninterrupted floor space.

Internally, the accommodation provides predominantly open-plan warehouse space with an impressive eaves height of 7.5m and a 9.3m pitch, making it suitable for a wide range of industrial, storage, and distribution uses. The specification is enhanced by two separate two-storey office/meeting room structures, both well-presented and fit for modern operational needs, alongside welfare areas positioned throughout the building for convenient staff use.

Unit 1 further benefits from temperature controlled conditions and a first-floor mezzanine, ideal for overflow storage, workshop activity, or process-related operations. The warehouse is finished with a newly installed resin floor, and the entire building is serviced by three-phase power, supporting more demanding industrial equipment.

There are two roller shutter doors between the three units, providing multiple access points for efficient loading and circulation. Externally, the property offers a secure yard area suitable for parking, loading, and general external storage, ensuring excellent functionality for occupiers seeking a flexible, high specification industrial facility.

Racking is available upon separate agreement.

SERVICES

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

VAT

All figures quoted are exclusive of VAT

EPC

The property has an EPC rating of 48 B.

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

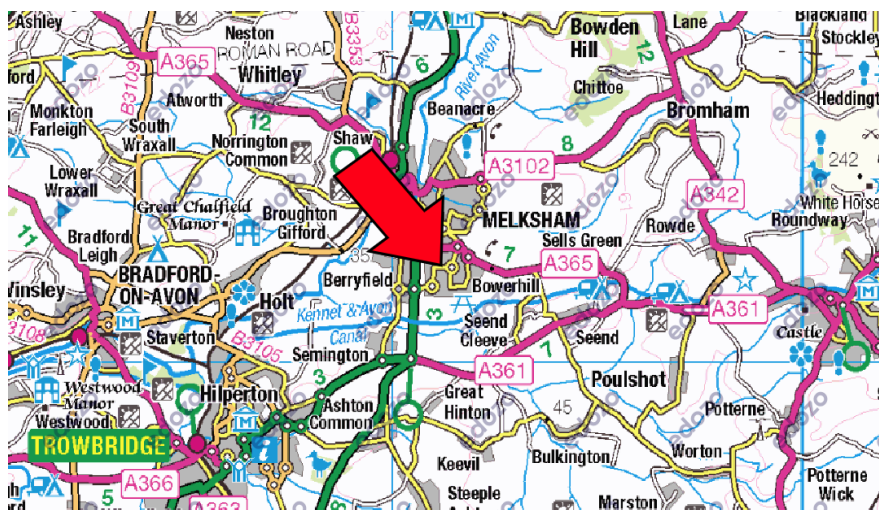
Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

QUOTING RENT

£170,000 exclusive.

TERMS

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



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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Carter Jonas