

TO LET

Carter Jonas



Unit 7
Avro Business Centre
Avro Way, Bowerhill
MELKSHAM
SN12 6TP

Industrial / Trade Counter Accommodation

2,229 sq ft (207.10 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 a semi-detached industrial warehouse/office 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 H:3.12m and W:3m, kitchenette and welfare facilities on the ground floor. There is a suitable sized loading area to the front of the property and the 3 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
Unit 7	2,229	207.10
Total	2,229	207.10

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— £18,750 per annum exclusive.

BUSINESS RATES

The property has a rateable value of: £14,000 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

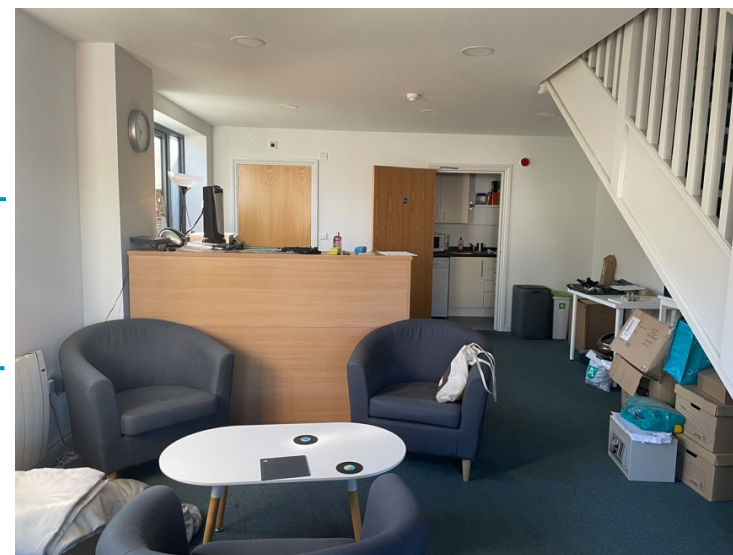
Figures quoted will be exclusive of VAT.

EPC

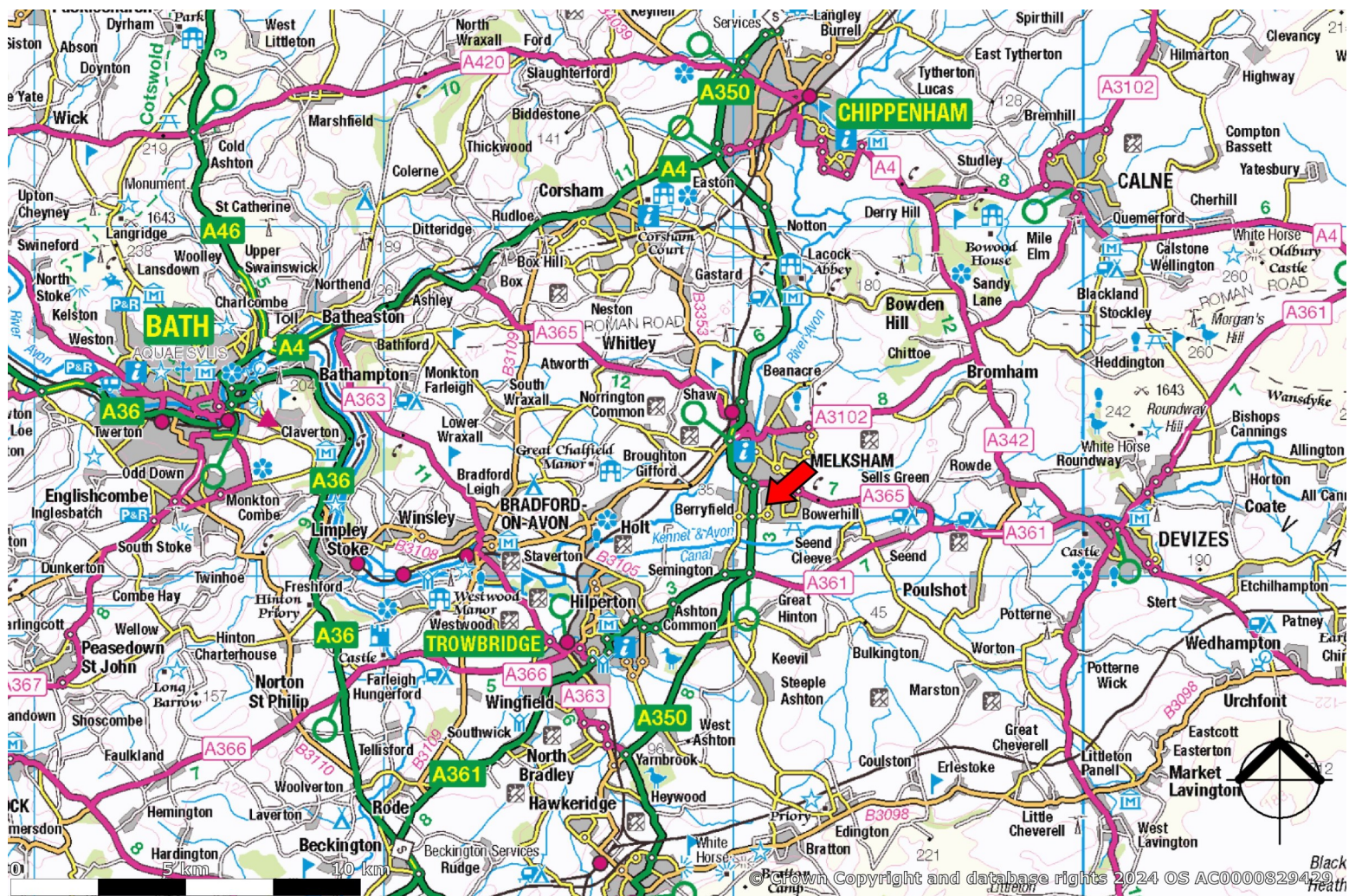
The property has been assessed as having an Energy Performance Asset Rating of B (29).

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:

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk

Alison Williams MRICS

0117 922 1222 | 07917 041109
Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476
Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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July 2026

Carter Jonas