



**3 & 4 Challeymead Business  
Park  
Melksham  
Wiltshire  
SN12 8BU**

**Ranging from 7,121 — 16,062 Sq Ft  
(661.5 — 1,492.19 Sq M)**

- **All Commercial Uses Considered**
- **Bespoke Refurbishment**
- **Prominent Landscaped Development**
- **Close Proximity to J17 of the M4 Motorway**

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## LOCATION

Melksham is located approximately 7 miles south of Chippenham on the A350 main road to the south coast, approximately 11 miles south of Junction 17 of the M4 motorway.

Challemead Business Park is situated on the edge of the town centre, adjacent to the intersection of the A350 and B3107 Bradford on Avon road, only 500 metres from the town centre amenities and directly opposite Asda.

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## DESCRIPTION

Units 3 & 4 Challemead Business Park currently comprises 2 two storey, fully vacant buildings within a prominent, landscaped development. The accommodation has been refurbished to a high standard with excellent customer facing qualities.

The space is light and bright and suitable for a variety of uses.

The specification includes:-

- Goods In Goods Out Arrangements.
  - Heating and cooling system.
  - Modern canteen / break out area.
  - High Quality meeting rooms.
  - Suspended ceilings integral lighting.
  - EV charging points.
  - generous car parking allocation.
  - Immediately adjacent to fitness facility.
  - Close to facilities offered by Melksham Town Centre.
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## ACCOMMODATION

The existing buildings provide the following approximate areas.

UNIT	SQ M	SQ FT
3	661.5	7,121
4	830.7	8,941
<b>Total</b>	<b>1492.2</b>	<b>16,062</b>

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## BUSINESS RATES

Current rateable value £135,000 as of April 2026. For more information please visit:

We are informed that the current rates payable are £70,000 per annum

[Summary valuation - Valuation Office Agency -](#)

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## TERMS

Assignment of the existing lease or surrender and regrant option available. Current passing rent is

£165,000 per annum exclusive.

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## SERVICE CHARGE

There will be an estate service charge administered by the landlords for the maintenance of external common areas and other services which are introduced for the benefit of all tenants.

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## PLANNING USE

The site is allocated as an employment site with the and falls within the new Use Class E, which includes a variety of other uses such as a Medical and Health, Vets, Creche, day nursery or day centre, Gyms and indoor sports. Other employment uses such as Trade Counter, retail and showrooms would also be suitable.

The current tenant uses the space for research and development purposes.

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## EPC

This Property's energy rating is B.

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## ANTI MONEY LAUNDERING

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

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## VIEWINGS

Viewings can be arranged by prior appointment with Carter Jonas

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## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

**SUBJECT TO CONTRACT**







**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**April 2026**

# Carter Jonas