

INDUSTIAL OUTDOOR STORAGE LAND

TO LET.

BATH ROAD •
MELKSHAM • SN12 8AJ •



- Secure and Fenced Site
- From 0.5 to 4 Acres
- Concrete Surfaced
- Easy In/Out Terms Available
- Available Immediately
- Easy Access to Regions Motorways





LOCATION

Located on the fringe of Melksham Town Centre, the site benefits from various access points, suitable for large HGVs and commercial vehicles. The main access to the site is off Bath Road, which is situated adjacent to Lidl supermarket.

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway (11 miles distant) with the south coast ports. The town hosts many major businesses including Knorr Bremse, Herman Miller and Cereal Partners. The site is well located to take advantage of the regions motorway network.

DESCRIPTION

The site benefits from the below specification:

- From 0.5 to 4 Acres
- Concrete / tarmac surfaced
- Fenced and secure
- 24/7 access
- Units also available by separate negotiation

RENT / TERMS

Asking rent from £1.25 per sq ft

Terms to be agreed – flexible and easy in/out terms available.



AVAILABILITY

From 0.5 to 4 acres – various plots available along with building space.

BUSINESS RATES

Yet to be assessed. Please contact the VOA

VAT

Rent is quoted exclusive but may be subject to VAT.

 **SAT NAV: SN12 8AD**

 **MEMO.COURTS.NODE**

SERVICES

N/A

AML

Tenants will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared March 2026.