

5,500 SQ FT UNIT ON LARGE 1.1  
ACRE CONCRETE YARD

UNIT 78 • BATH ROAD • MELKSHAM • SN12 8AD •

**TO LET.**



- Secure Location
- 5,500 Sq Ft Storage Unit
- Concrete Surfaced Yard
- Flexi Easy In/Out Terms Available
- 6.2m Eaves Height
- Easy Access to Regions Motorways



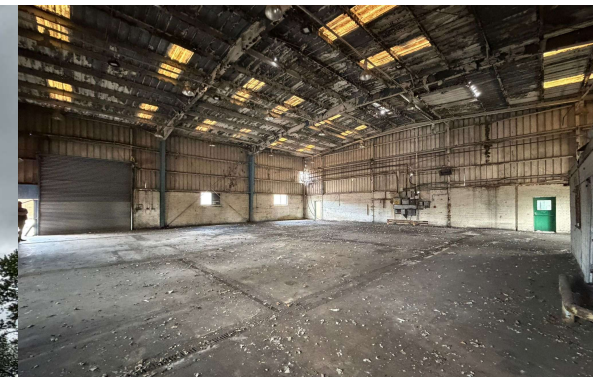
**FLINT**  
REAL ESTATE



## 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:

- 5,500 sq ft GIA unit on 1.1 acres
- Concrete / tarmac surfaced
- Fenced and secure
- 24/7 access
- 6.2m eaves
- Loading door access

## RENT / TERMS

Asking rent from £65,000 PAX

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

## AVAILABILITY

5,500 sq ft on 1.1 Acres

## 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**

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