

# SECURE FENCED YARD / OPEN STORAGE LAND TO LET.

SCOTLAND ROAD •  
• MELKSHAM • SN12 8AJ •



- Secure and Fenced Site
- Circa 0.6 Acres
- Concreted Yard with Power
- Container On Site
- Short & Long Term Lease Considered
- Access to Road Network & Melksham Centre







## LOCATION

The site is located on Scotland Road in Melksham, to the rear of the former Cooper Tyres Factory. The site is close to the A365.

The site is well located to take advantage of the region's road network and easy access around the town.

## DESCRIPTION

The site benefits from the below specification:

- 0.6-acre site
- Concrete / tarmac surfaced
- Fenced and secure
- 24/7 access
- Large entrance gate for easy access
- Suit various uses

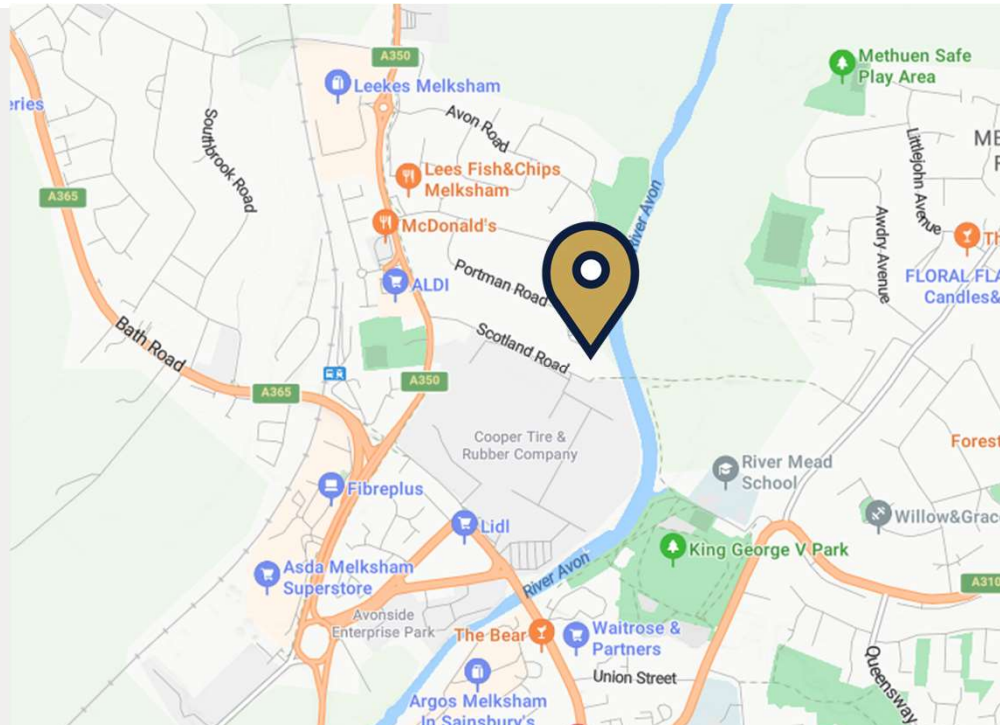
## RENT / TERMS

Asking rent: £30,000 per annum exclusive / £2,500 pcm + VAT

Terms to be agreed.

## EPC

Rating: N/A



## SITE

0.6 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 8AJ



READINGS.RACETRACK.JOY  
OUSLY

## 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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**FLINT**  
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