

STORAGE & YARDS FROM  
ONLY £1.50 PER SQ FT

**TO LET.**

FORMER COOPER TYRES •  
• BATH ROAD • MELKSHAM • SN12 8AA



- Various Units from 3,218 to 154,000 Sq Ft
- Yard Space from 1 to 3 Acres
- Fully Racked Warehouse Available

- Easy Access to the M4
- Available From Only £1.50 Per Sq Ft
- Flexible / Short Term



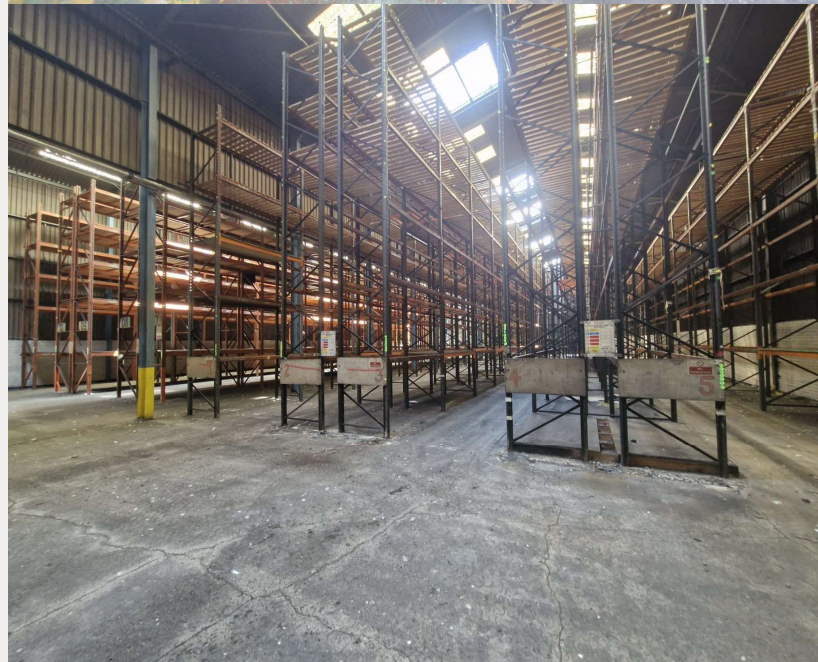
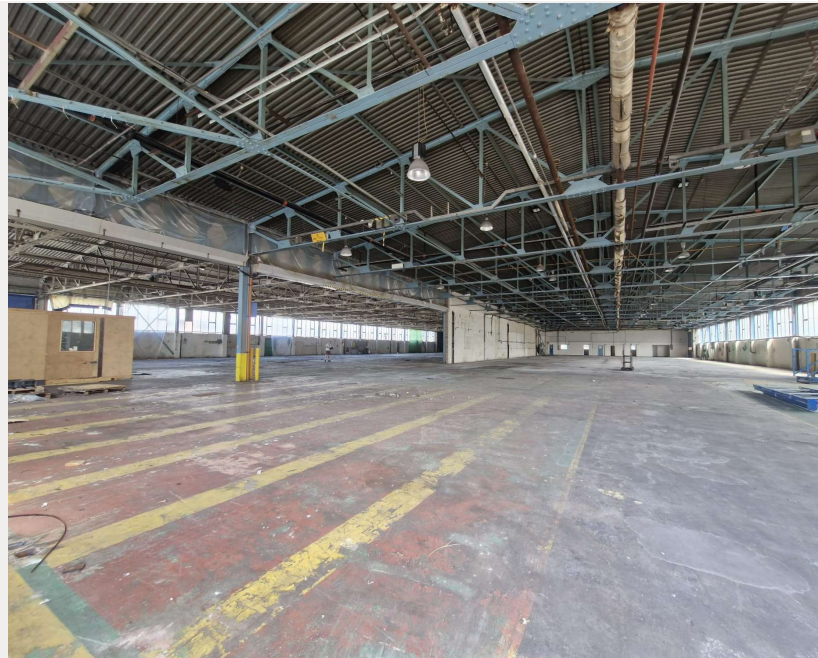
**FLINT**  
REAL ESTATE



## DESCRIPTION

**Flexible warehouse / storage space within units and external yard areas – from only £1.50 per sq ft**

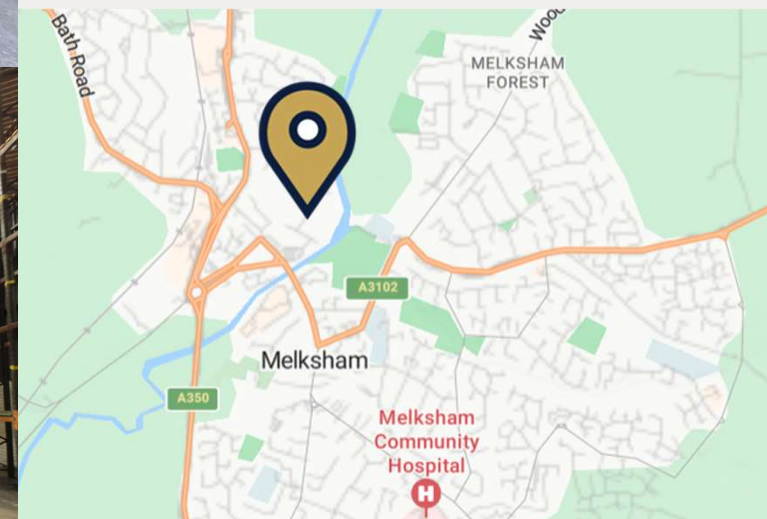
- Units available from 3,218 Sq Ft to 154,000 Sq Ft
- Largest unit circa 54,951 Sq Ft
- Loading doors
- Eaves heights from 5.43m to 10.75m
- Racked warehouses available
- Open plan workshop and warehouse space suitable for various industrial & storage uses
- Staff, WC and office facilities on site
- Concrete yard & parking areas for HGVs and wagons from 1 to 3 acres
- 24-hour access



## 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.



SAT NAV: SN12 8AA



FORWARDED.SHOWS.SKATE





## AVAILABILITY

The following areas are available for lease individually or a combination (gross internal areas)

Building	Sq M	Sq Ft
<b>36/37</b>	1,280.61	13,784
<b>47</b>	5105.131	54,951
<b>71</b>	1784.92	19,213
<b>72</b>	3908.43	42,070
<b>74</b>	299.00	3,218
<b>134</b>	1,384.81	14,906
<b>135</b>	595.77	6,413

Total Sq Ft is circa 154,000 sq ft with open storage / yard areas of up to 3 acres.

## ASKING RENT & TERMS

Available from only £1.50 per sq ft for building space and £1.25 per sq ft for yard areas.

The property is available on short term lease or licence agreements from 6 to 24 months

Please contact the agent.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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## SERVICES

Please contact the agent.

## EPC

Rating: TBC

## VAT

VAT is applicable.

## BUSINESS RATES

The property is yet to be separately assessed.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.