

SECURE FENCED YARD / OPEN
STORAGE LAND 1.35 ACRES

TO LET.

SCOTLAND ROAD •
• MELKSHAM • SN12 8AJ •



- Secure and Fenced Site
- From 0.5 to 1.35 Acres
- Power Connected
- Hardcore Surfaced
- Available Immediately
- Easy Access to A1 (M)





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

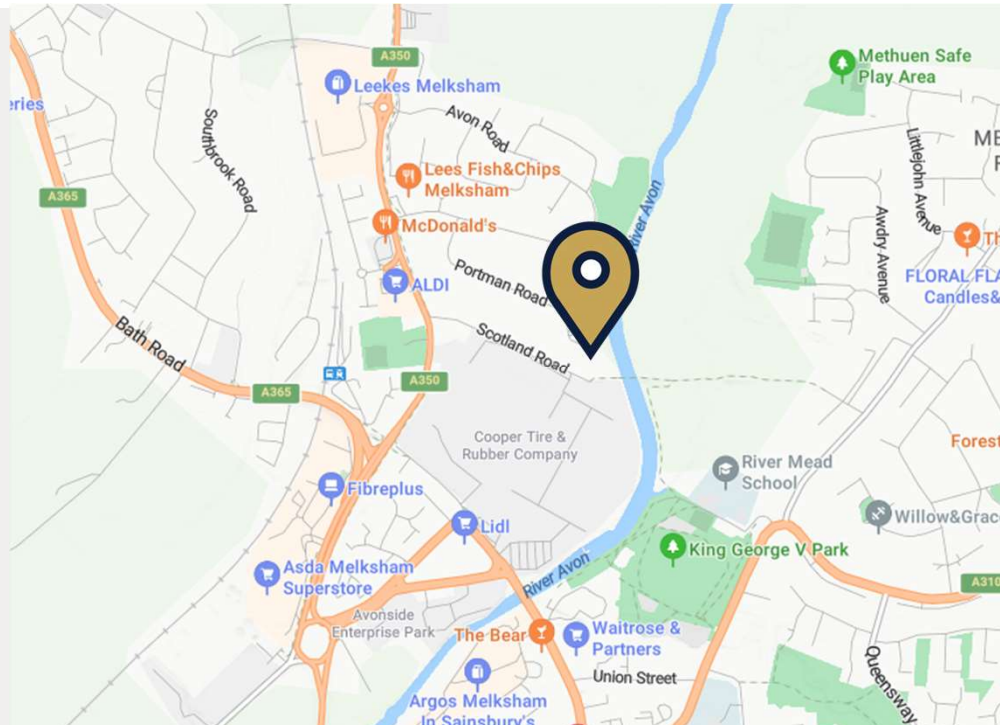
RENT / TERMS

Asking rent: £36,000 per annum exclusive / £3,000 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

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



FLINT
REAL ESTATE

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 July 2025.