

# Unit 2, Lancaster House, Bowerhill

Melksham, Wiltshire SN12 6TT

COOPER  
AND  
TANNER



## Description

A mid terrace regular shaped unit most recently occupied by an educational provider, but suitable for a variety of office, or 'clean' light industrial, storage or trade counter uses, subject to obtaining any necessary consents.

The unit benefits from a separate personnel and roller shutter door entrance to front (2.4m wide x 2.75m high) and has been partitioned to provide 9 x office/meeting/therapy/storage rooms with kitchen and staff facilities to the rear. The unit is approximately 28.97m depth x 11.8m wide. The height to the underside of the suspended ceiling is approx. 2.97m / 9' 8". Indicative floor plan available upon request.

<b>Gross Internal Area</b>	<b>315 sq m</b>	<b>3,391 sq ft</b>
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*Measured RICS Property Measurement Statement (2<sup>nd</sup> Edition).*

Rights to park up to 6 vehicles on site – accessed across shared estate. Signage opportunity along Lancaster Rd and Lysander Rd is available.

**To Let – £2,000 PCM, excl.**

### Location – W3W///qualified.snowstorm.procured

The property forms part of Lancaster Park, a sub-estate of Bowerhill Industrial Estate one of the key employment areas for Melksham. Approximately 1.5 miles south of Melksham town centre and within close proximity to the A350.

### Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- A new Full Repairing & Insuring lease
- Service charge for repairs and maintenance to common parts – *further details upon request*
- Tenant only break clause and upward only rent reviews at 3-yearly intervals
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £500 + VAT towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.

### Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code available here: <http://www.leasingbusinesspremises.co.uk>

**Local Council:** Wiltshire Council

**Planning:** Interested parties should satisfy themselves in respect of any planning history and potential uses. Not listed nor is it within a Conservation Area.

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £26,250 (2023 List), with a stated area of 315.8 sq m / 3,400 sq ft. This is not the rates payable.

**Services:** We understand the unit benefits from connection to mains electricity, water and drainage. Services not tested. Currently no fixed heating.

**VAT:** VAT **will** be payable on the rent.

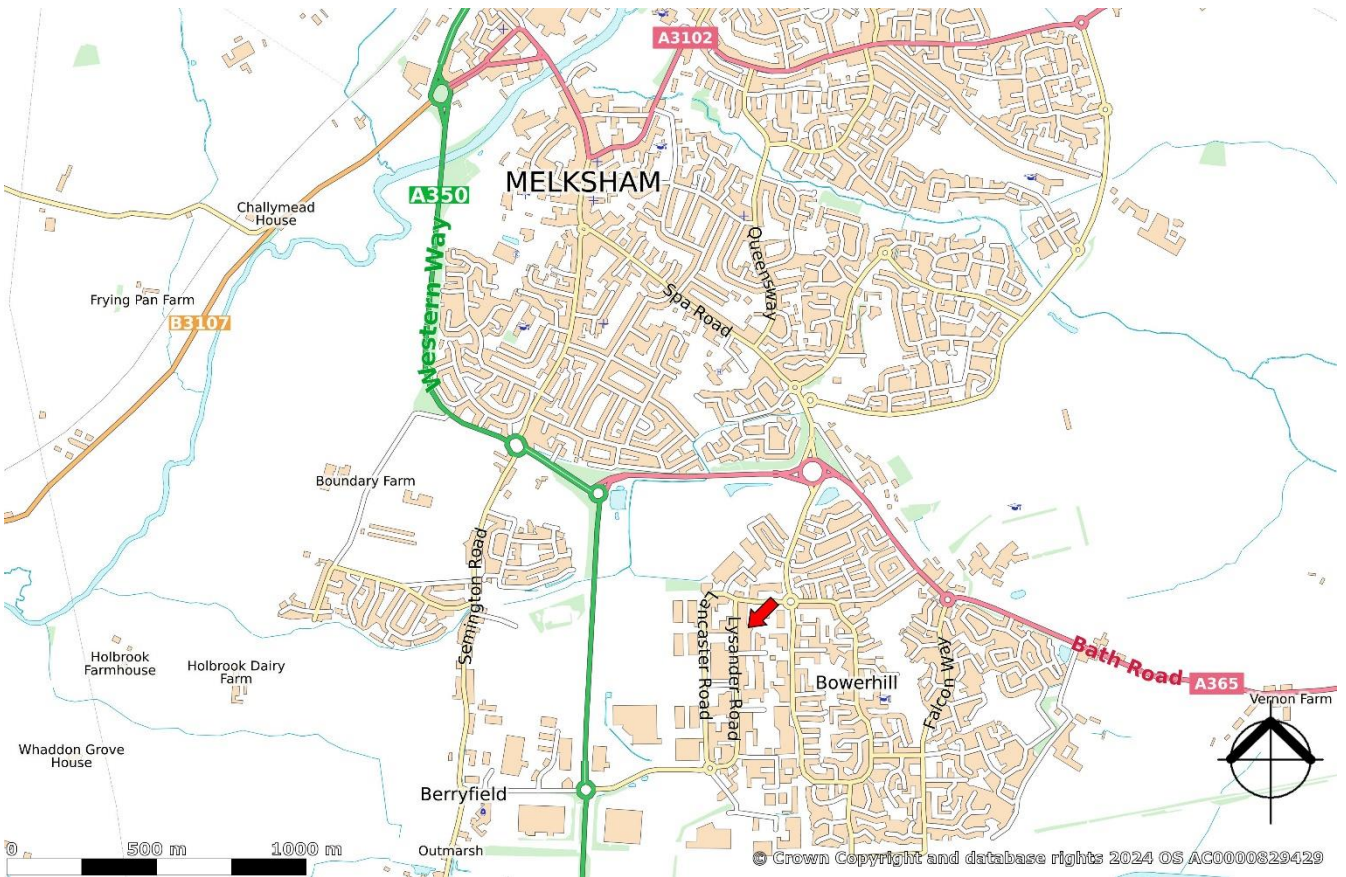
**EPC:** Energy Performance Rating of E/105. A copy available upon request.

**Viewings:** By appointment only through the sole letting agents **Cooper and Tanner 1908**  
**Tel. 03450 34 77 58**

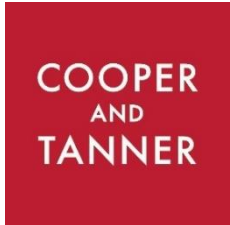








**COMMERCIAL DEPARTMENT**  
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