

Industrial Warehouse – TO LEASE

Hampton Park West, Melksham, Wiltshire SN12 6NB



Detached Warehouse on Secure Site –
170,680 sq ft / 15,857 sq m



AVON



Property Summary

- Manufacturing and warehouse facility located in Melksham.
- Built for Avon Rubber plc in 1999 measuring approximately 170,680 sq ft (GIA).
- Site area of 10.87 acres with a low site density of 29%.
- Situated on A350 trunk road
- 12.5 miles to J.17 of the M4
- Excellent access to Chippenham, Melksham and wider Wiltshire area
- 2.5 miles to Melksham station
- Available as a whole or in parts
- Available by way of a sublease or assignment of existing lease, which expires 21st August 2030



Location

Location

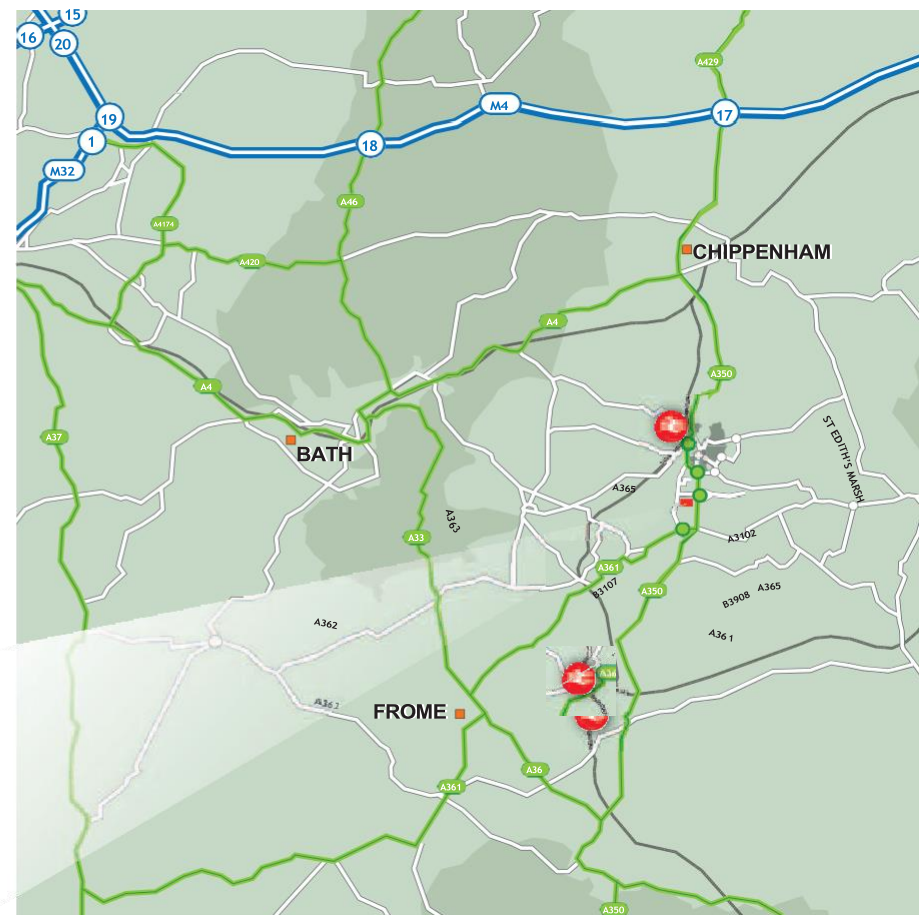
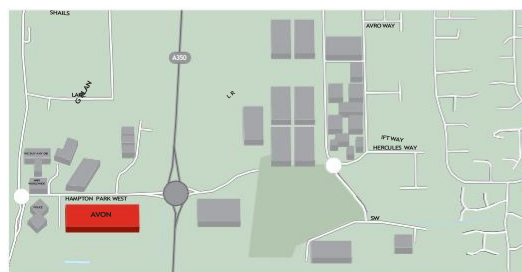
Melksham is a town located in Wiltshire, approximately 20 km (12.5 miles) east of Bath, 12 km (7.5 miles) south of Chippenham and 10.5 km (6.5 miles) north of Trowbridge. Bristol lies 42 km (26 miles) to the north-west and Swindon is 46 km (28 miles) to the north-east.

Adjacent units include Great Bear Distribution, G-plan and Knorr Bremse. Further local occupiers include Wiltshire Police, Westinghouse Brakes and Travis Perkins.

Situation

The subject property is situated on Hampton Park West, a commercial area within Melksham, opposite the Hampton Park East industrial area. The property fronts the A350 and is accessed directly from the Hampton park roundabout

Other nearby occupiers include G-plan (95,057 sq ft) and Great Bear who operate a 150,000 sq ft distribution facility opposite the subject property. Adjacent to the property is the Ashville Centre, comprising small industrial/trade counter units.



Description

The subject property comprises a modern purpose built facility constructed for Avon Rubber plc in 1999. The warehouse is of steel frame construction with a minimum eaves height to haunch of 10 metres and integral offices to the front and rear of the property, with metal clad elevations and a convex roof.

The building provides four dock level loading doors, a single level access loading door (all under a canopy) and two additional single level loading doors (not covered).

The warehouse area is mechanically ventilated and has a full sprinkler system.

The office accommodation extends over two storeys to the front of the warehouse and additional first floor area to the rear. The offices benefit from an air conditioning system, suspended ceilings with Cat II lighting and raised floors with underfloor trunking. there are three lifts accessing the office area, including one disabled lift.

The site benefits from extensive staff and visitor car parking and a large secure area with perimeter fencing.

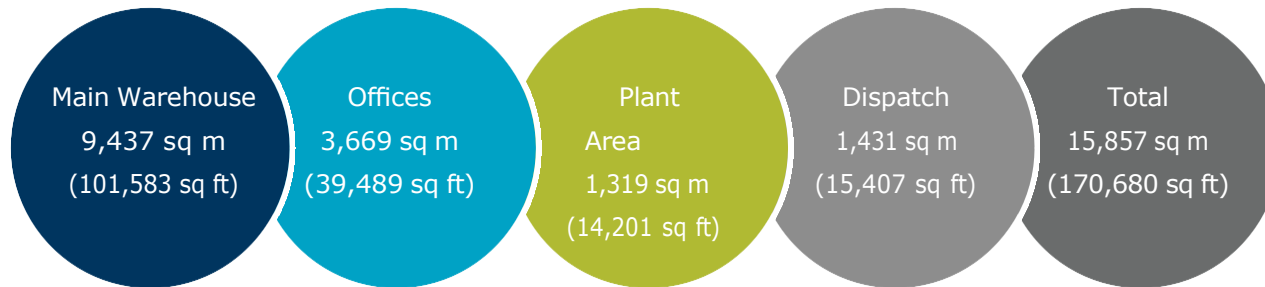
Site

The property is situated on a site with an area of approximately 10.87 acres (4.39 hectares). The overall site coverage is approximately 29%.



Accommodation

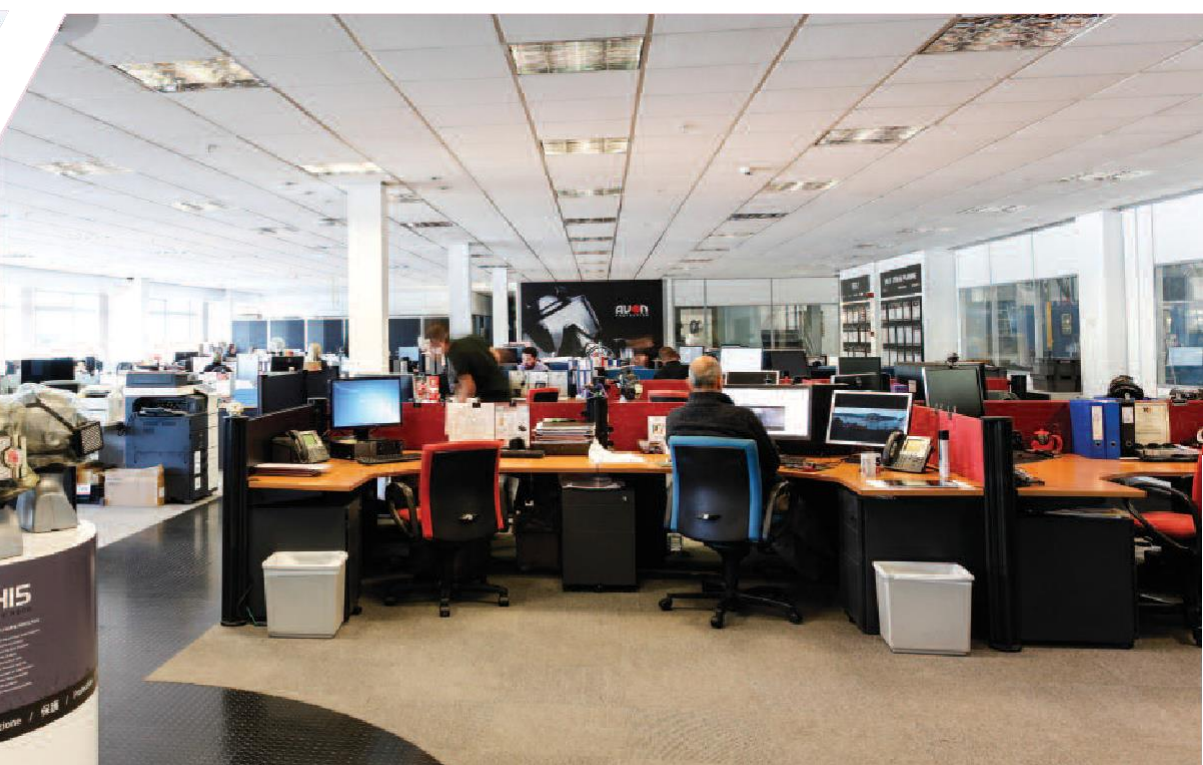
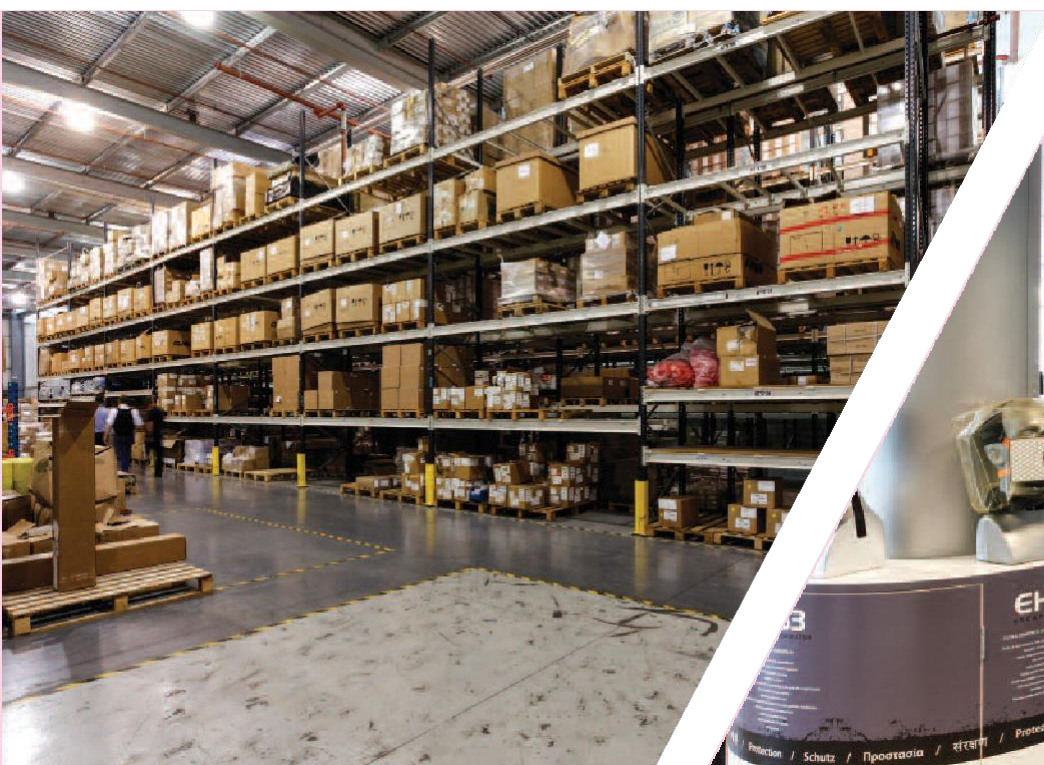
The property has been measured in accordance with the RICS Code of measuring practice on a Gross Internal area basis as follows:



Tenure

The property is available as a whole or in parts, by way of a sublease (whole or in part) or assignment (whole only) of the remaining term of the lease, which expires on 21st August 2030.





EPC Rating

Energy performance
Certificate: C 55.

RATES

The current rateable value is
£1,020,000

VAT

We understand the property has been elected
for VAT.

TERMS

On application.

Planning

The permitted use is classes E, B2 & B8. We advise all
interested parties to enquire with the local planning
authority to ensure their use is acceptable.

Our team



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