

hunter french

COMMERCIAL

Broad Lane Farm, Sells Green, Melksham
SN12 6RJ



TO LET

Industrial / Workshop Unit

£33,500 PA

3,960 sq ft (367.9 sq m)

Corsham: 01249 715775
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commercial@hunterfrench.co.uk

Location and Description

Broad Lane Farm is well located between Melksham and Devizes on the A365. This out of town location provides very good transport links to surrounding areas including Chippenham, Melksham and Bath, as well as easy access to the A350 and M4 via Junction 17.

Broad Lane Farm is made up of a range of units suitable for a variety of uses. This former farm yard and buildings have been converted and constructed to provide flexible accommodation of varying sizes together with a rural outlook.

The unit is suitable for a number of uses, benefiting from good access, high eave height, concrete flooring throughout, as well as power and light.

The site also benefits from CCTV, and visitor parking.

Accommodation

The unit on site have been measured in accordance with International Property Measuring Standards (IPMS) 2 – Industrial* and offer the following levels of accommodation:

Area (IPMS 2- Office)	Sq. ft	Sq. m
Ground Floor	3960	367.9
TOTAL	3960	367.9

* All measurements approximate.

Tenure and Rental

The unit is available by way of a new flexible lease on an internal repairing and insuring basis. The quoting rent for the unit noted above is inclusive save for business rates and electricity.

Legal Costs

The tenant will be required to make contribution to the landlord's administrative costs in drafting the lease of £200 for any proposed transaction.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand that the property is elected for VAT and therefore VAT will be payable on the rent.

Energy Performance Certificate

EPC Rating 'C'.

Services

Mains water, electric (3 Phase) is connected to the unit. There is high speed internet to site.

Hunter French Commercial have not tested any of the services supplied and recommend that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.

Planning

We have been advised that the property has an existing B2/B8 – Business under the Town and Country Planning (Use Classes) Order 1987 (as amended).

We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council:

Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER.
Tel: 01249 706111

Viewing

Strictly by appointment through the Hunter French Commercial.

T: 01249 715775

Email: commercial@hunterfrench.co.uk

