

to let

**1 CHALLEYMEAD BUSINESS PARK,
MELKSHAM, SN12 8BU**

7,081 ft² 657.8 m²



Offices set in a prominent landscaped development

Location

Melksham is located approximately 7 miles south of Chippenham on the A350 main road to the South Coast, approximately 11 miles south of Junction 17 of the M4 motorway.

Challemead Business Park is situated on the edge of the Town Centre, adjacent to the intersection of the A350 and B3107 Bradford On Avon road, only 500 m from the Town Centre amenities and directly opposite Asda.



Description

Challemead Business Park comprises four two storey office buildings within a prominent, landscaped development.

- Allocated car parking spaces
- Suspended ceilings
- Category 2 lighting
- Double glazed windows
- Gas fired central heating
- Fully access raised floors
- Carpeting
- Male and female WCs

Accommodation

The property has been measured in accordance with the International Measurement Standard Offices – 3 and found to provide approximately:

Ground Floor	3,534 sq.ft.	(328.3 sq.m.)
First floor	3,547 sq.ft.	(329.5 sq.m.)
TOTAL	7,081 sq.ft	(657.8 sq.m.)

Terms

The offices are available on a new full repairing and insuring lease for a term to be agreed. The quoting rent is available on application. VAT is applicable.

Business Rates

The offices are assessed for rates with a rateable value of £47,250.

The rates payable are available on request.

Service Charge

The lease will contain service charge provisions for the Park.

Energy Performance Certificates

Unit 1 - EPC rating of D79.

A copy of the Energy Performance Certificate is available on request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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