

Town Centre

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PROPERTY CONSULTANTS

A350

FOR SALE

Surplus Leekes Warehouse

Beanacre Road, Melksham SN12 8AG

Warehouse – 38,177 sq ft (3,547 sq m) net approx

Location

Melksham lies approximately 11 miles to the south of Junction 17 of the M4. It is about 6 miles south of Chippenham and 6 miles north east of Trowbridge via the A350, which is dualled from the motorway to the south of Chippenham. Bath is approximately 10 miles to the west of Melksham.

Melksham has a population of over 18,000 people and has a thriving industrial/business complex at Bowerhill which is home to a significant number of businesses both large and small.

The Property is visible from the main A350 Beanacre Road and forms part of the well established and prominent Leekes Department Store complex.



M4 – J17



11 miles north

Trowbridge



6 miles southwest

Chippenham



6 miles

Melksham



0.5 mile

Accommodation

Description

The Property comprises a predominantly open plan double bay warehouse facility offering 5.57m at the lowest point rising to 7.65m at the midpoint. There is a substantial dual access mezzanine area across approximately a third of the building. There are 4 level access loading doors with 3 at the far end and 1 at the front.

There are office, rest area and wc facilities within a 2 storey element at the front of the Property which benefits from a separate pedestrian access point.

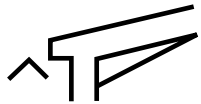
Parking

The accommodation has a dedicated car parking and loading area along the whole of the front of the Property plus a small area of additional external storage/parking to the side.

Services

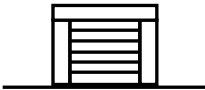
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor warehouse inc. offices/welfare accommodation	28,999	2,694
First floor office/welfare accommodation	1,244	116
Mezzanine	7,934	737
TOTAL	38,177	3,547



Eaves height
7.65m

Surface level loading doors - 4



Mezzanine floor



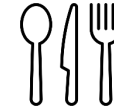
Onsite parking



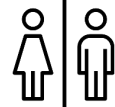
LED lighting



Kitchenette



WC facilities



► Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial/warehouse uses. It is considered the Property may be suitable for a variety of different uses Subject to Planning.

Any potential occupier should make their own enquiries to the Planning Department of Wiltshire Council.
Tel: 0300 456 0100 or www.wiltshire.gov.uk

Business Rates

The Property is currently assessed as part of the wider Leekes complex hereditament and therefore does not currently have its own separate assessment.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The Property has an EPC rating of C (51). The certificate is available for inspection upon request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Purchase Price

The property is offered for sale on a freehold basis with vacant possession at a guide price of £1,995,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal and professional costs involved in any transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

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Date: December 2023

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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