

# SMETHURST

## FOR SALE / TO LET

UNIT 8 ATWORTH BUSINESS PARK,  
ATWORTH, MELKSHAM SN12 8SB  
**17,840 Sq ft (1,657.3 Sq m)**



- > Established industrial destination
- > Good access to A350 and A365
- > 3 Surface loading doors
- > Bath and Chippenham approximately 9 Miles
- > Modern semi-detached industrial / warehouse
- > Recently extended
- > 26 Car Parking spaces

## LOCATION

Atworth Business Park is strategically located on Bath Road (A365), approximately 3 miles northwest of Melksham. The park offers excellent connectivity, and the location links easily to nearby Chippenham, Bath, Corsham and Trowbridge, whilst Junction 17 of the M4 is approximately 12 miles away.

Public transport links are good. There is a bus stop adjacent to the park and Melksham train station is approximately 2 miles away.

The subject property is accessed via a mini roundabout off Bath Road and a private road into the Atworth Business Park.

## DESCRIPTION

Unit 8 comprises a modern semi-detached industrial / warehouse unit of steel portal frame construction, benefiting from good-quality offices and a substantial mezzanine floor which extends the full length of the main warehouse and covers approximately half its width.

The property has recently been extended to the rear, providing additional accommodation and now making full use of the site area.

Internally, the warehouse offers a solid concrete floor, blockwork walls and excellent operational specification, including three roller shutter loading doors, translucent roof lights and three-phase electricity. The unit benefits from a minimum eaves height of approximately 5.68 m, rising to a maximum of approximately 7.5 m at the midpoint. Beneath the mezzanine there is a head height of approximately 2.5 m.

To the front of the unit, there are a range of offices fitted to a good standard, incorporating suspended ceilings with inset lighting and gas central heating. The office accommodation includes a reception area, fitted kitchen, WC facilities and a range of meeting rooms.

The warehouse is further enhanced by high-level LED lighting and an installed security system. Externally, the property is served by three surface-level loading doors, 26 allocated parking spaces, and generous turning areas suitable for commercial vehicles.

## ACCOMODATION

The premises extend to the following approximate floor areas and have been measured on a Gross Internal basis:

Building	Description	Sq ft	Sq m
Ground Floor	Warehouse & Offices	13,066	1,213.8
First Floor	Mezzanine	4,535	421.3
Rear	Compressor Room	239	22.2
<b>Total</b>		<b>17,840</b>	<b>1,657.3</b>

## TERMS

The property is offered for sale on a freehold basis at a guide price of £1,850,000 exclusive of VAT.

Alternatively, the property is available to let at £140,000 per annum exclusive of any business rates, building service charge, utilities and VAT. This would be a new lease direct with the Landlord for a term of years to be agreed.

## VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

## ESTATE SERVICE CHARGE

An Estate Service Charge maybe payable towards the maintenance and upkeep of common parts.

## RATEABLE VALUE

The rateable value will be £76,000 from the 1st April 2026. 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](http://www.voa.gov.uk)

## EPC

The current EPC on the property has lapsed and a new EPC is in the process of being commissioned. A full EPC will be made available.

## ANTI-MONEY LAUNDERING REGULATIONS

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

## LEGAL COSTS

Each party is to be responsible for their own legal, surveyor and any other costs incurred in any transaction.

## VIEWING

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

### Smethurst Property Consultants

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