



Units 1 & 2
Semington Turnpike
Semington
Trowbridge
BA14 6LB

Industrial / Business / Workshop Units

776—2,192 Sq Ft (72.09—203.64 Sq M)

- End of terrace location
- Visibility from passing traffic
- Close to A350
- Potential for subdivision
- Good car parking

LOCATION

Semington Turnpike is located on the A361 approximately three miles south of Melksham, just off the A350, and four miles east of Trowbridge. The A350 is the main route of access from Junction 17 of the M4 to the South Coast Ports.

DESCRIPTION

The units form part of a terrace. They are of steel portal frame construction with part brick and part steel clad elevations under a steel clad roof incorporating roof lights. Units 1 & 2 benefit from visibility and signage opportunities from traffic passing along the A361.

The units present as one, having previously had the dividing wall removed. Two partitioned offices are set towards the rear of Unit 1 under a mezzanine level providing additional storage. Unit 2 has clear height and a WC to the rear.

The units have an eaves height of 3.27m, a height to pitch of 4.08m and up and over shutter doors to the front (2.58m wide x 2.8m high).

Externally, there is good circulation space for HGV access and allocated for car parking spaces.

SERVICES

We are advised that mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their capacity, state, and condition.

PRICE

The Long Leasehold interests of the units are available to purchase as a whole or separately from £120,000—225,000

ACCOMMODATION

The premises extend to the following approximate Gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Units 1 & 2	146 Sq M	1,552 Sq Ft
Mezzanine	60 Sq M	640 Sq Ft
Total	206 Sq M	2,192 Sq Ft

TERMS

The units are available to purchase on a Long Leasehold Basis (999 year lease). A copy of the lease is available from the agents.

The Lease allows the units to be used for uses falling within B1, B2 & B8 as well as those uses falling within E class (g). Uses relating to the service of motor vehicles, retail sales to the public are prohibited.

Wiltshire Council has confirmed that it would be willing to consider granting consent to underlease subject to:

- i) Council's costs being covered,
- li) tenant status & proposed use,
- lii) the underlease being at market rent.

PLANNING

The units have been used for Storage & Distribution of food related products. Prospective occupiers should make their own enquiries with the local planning authority, Wiltshire Council.

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge currently equates to circa £400 per annum + VAT.

BUSINESS RATES

The units have a rateable value of:

£10,750 (from 1 April 2023)

Prospective occupiers are advised to satisfy themselves as to the exact rates payable.

EPC

The units have an EPC rating of: E (102)

VAT

All figures quoted are exclusive of VAT, if applicable.

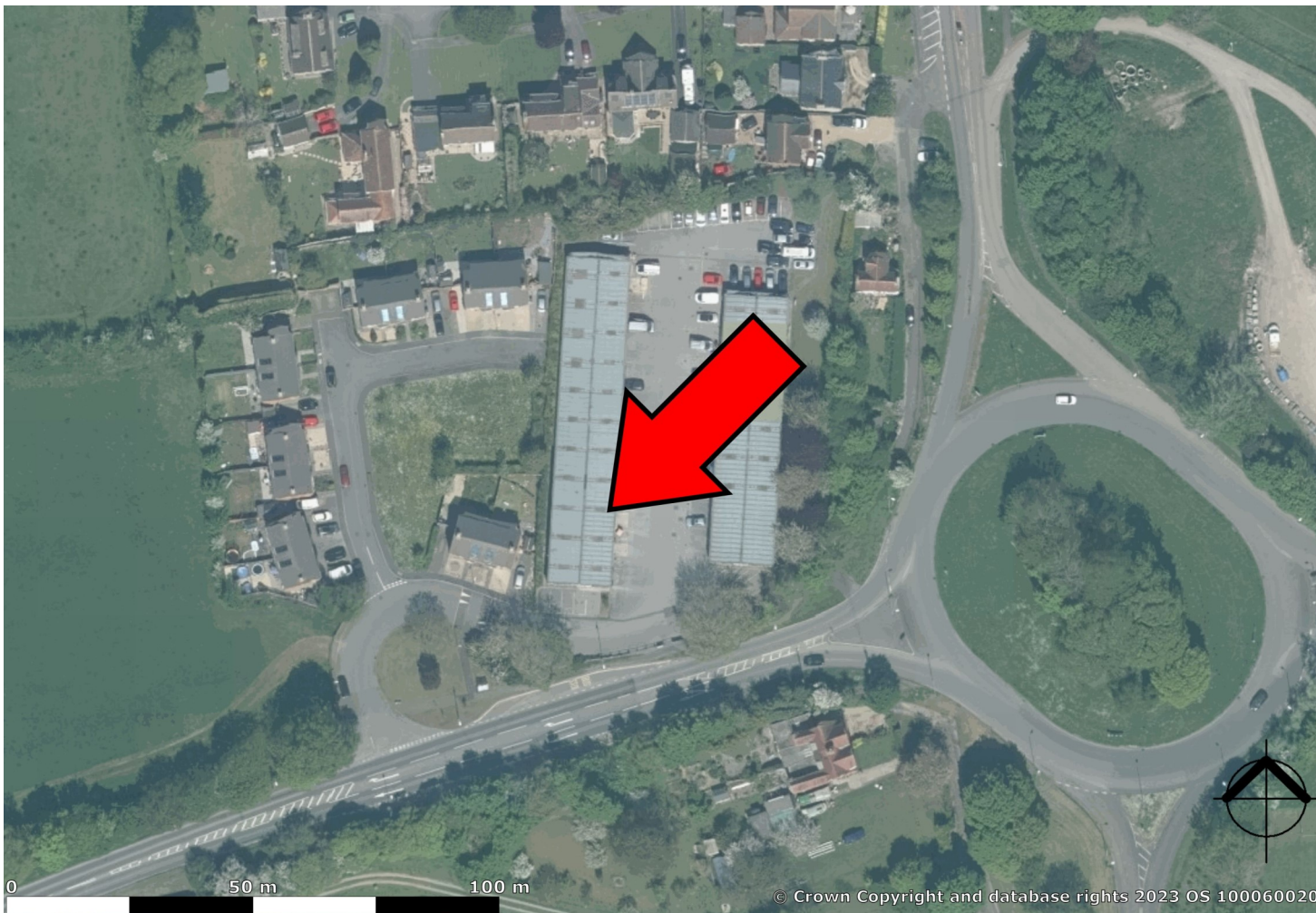
LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT



For identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041109

alison.williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476

ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

FEBRUARY 2023

Carter Jonas