



Avonside
New Broughton Road
Melksham
Wiltshire
SN12 8BS

Storage, workshop and studio space immediately available from £300 per month exclusive

From 300 sq ft – 7,500 sq ft (27.87 – 696.76 sq m)

- Established mixed-use business estate on the edge of Melksham Town Centre
- Flexible, easy in, easy out lease terms
- Secure site with 24/7 access
- On-site gyms, café & weekly street food available

LOCATION

Avonside occupies a prominent position on the banks of the River Avon in Wiltshire, located alongside the Town Bridge, in Melksham Town Centre.

The property is a 2 minute walk from the town centre's wide range of independent shops, restaurants, and supermarkets, including Sainsbury's with a petrol station, Waitrose and an Aldi.

The M4 J17 is only a 20 min drive further North on the A350 and the nearby towns of Chippenham, Trowbridge, Westbury, Bradford on Avon and Devizes, are all conveniently commutable within 15 minutes.

DESCRIPTION

Avonside is a collection of distinctive commercial spaces, home to over 40 independent businesses, makers, traders and creatives.

There are one person workspaces and stripped-back studios, light and bright whole floors and double height lofts available, providing the opportunity for new and existing businesses to use the space for a variety of purposes, subject to planning.

QUOTING RENT

Space immediately available from £300 per month exclusive

ACCOMMODATION

A sample of the available accommodation is summarised below:

UNIT	SQ M	SQ FT
Unit 10 - 11	32.89	354
Unit G4	71.07	765
Unit G6	76.46	823
Unit F16	217.21	2,338
Unit 3C	335.38	3,610

TERMS

Flexible terms are to be agreed on an easy in, easy out basis

PLANNING

Prospective occupiers should make their own enquiries with the local planning authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

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

BUSINESS RATES

Prospective occupiers should make their own enquires in respect of the exact rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

Please enquire with the agents.

VIEWINGS

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



SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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May 2023

Carter Jonas