

For Sale

Land - Development 6.36 to 14.01 Acres

Former Hangars 1-8, Lancaster Road, Bowerhill Industrial Estate, Melksham, Wiltshire, SN12 6SS

M5 MOTORWAY 22 KM / 14 MILES

MELKSHAM

A 350

NORTHERN SITE 2.57 HA - 6.36 ACRES

HERMAN MILLER
170,000 SQ.FT.



SOUTHERN SITE 3.10 HA - 7.65 ACRES

G PLAN UPHOLSTRY
PROPOSED DICK LOVETT



AVON RUBBER COMPANY



BOWERHILL
INDUSTRIAL
ESTATE

GREAT BEAR DISTRIBUTION
(UKCP NESTLE GROUP & CERAL PARTNERS)



KNORR-BREMSE
RAIL SYSTEMS UK



Summary

- Freehold development sites for sale
- Type: Land - Development
- Tenure: For Sale
- Size: 6.36 to 14.01 Acres
- Price: Available on Request

Highlights

- 2 sites each with 4 hangars
- Individual sites from 1 acre available
- Good links to J17 of the M5 Motorway

Location

The site is well located on the Bowerhill Industrial Estate just to the South of the town centre approximately 14 miles (22 km) to the south of junction 17 of the M5 Motorway along the A350. The town of Chippenham is 6 miles (9.5 km) to the North, Trowbridge 5 Miles (8 km) to the South and the City of Bath 11 miles (18km) distant. Melksham has a population of some 22,905 (2011 census). The town has many varied industries including Avon Rubber, which previously owned the Avon Tyre plant in the town centre. In 2000, Avon Rubber plc moved to a large purpose-built facility just 3 km (1.9 mi) to the south of the town near Semington, employing over 300 people. Melksham is also home to Knorr-Bremse, a designer and manufacturer of railway braking systems, at a modern purpose-built facility in south Bowerhill. Directly to the Western boundary of the site is the recently completed 170,000 sq.ft. Herman Miller furniture factory.

Specification

The premises comprise 2 sites, each with 4 former RAF hangars, straddling The Christie Miller Sports Centre, owned by Wiltshire County Council. The entire property extends to 14.1 acres and is bounded by chain link fence along it's perimeter with each site having an entrance off Lancaster Way, one of the main access ways through the estate.

Accommodation

Brief details of the proposed accommodation are as follows:-

	Metric	Imperial
Hangars x 8	18,530 sq. m.	199,465 sq. ft.
Wooden Sheds	1,263 sq. m.	13,598 sq. ft.
Northern Site	2.57 hecatres	6.36 acres
Southern Site	3.10 hectares	7.65 acres

Terms

The property is available in part lots of 1 acre upwards or as a whole.

VAT

All figures quoted are plus VAT where chargeable.

Energy Performance Rating

Available upon request.

Price

Available on Request

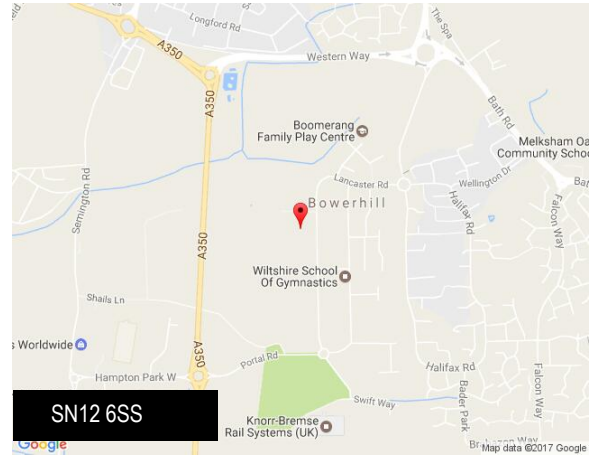
Business Rates

Rates Payable: £153,998.50 per annum

(based upon Rateable Value: £321,500 and UBR: 47.9p)

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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