



**Yard Ashville Centre
Commerce Way
Melksham
Wiltshire
SN12 6ZE**

**Concrete Yard:
Approximately 0.25 acres.**

- Located on a popular well established and managed trading estate.
- Concrete surface.
- Local amenities include Greggs, Starbucks and Travelodge.

LOCATION

The Ashville Centre is a modern development fronting the A350 just south of Melksham a rapidly expanding West Wiltshire town situated approximately 10 miles from Junction 17 of the M4.

The Ashville Centre has undergone significant development over the years and is now home to The Hall and Woodhouse Milk Churn Public House, Jaguar Land Rover Showrooms, a Starbucks, a Greggs and a Travelodge.

DESCRIPTION

The yard comprises of a concrete open space situated behind a terrace of industrial units. Access is gained via Commerce Way on the eastern side of the site.

QUOTING RENT

Price on application.

SERVICES

Prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured digitally and comprises approximately 0.25 acres

TERMS

The yard is available by way of a full repairing and insuring lease on terms to be agreed.

Flexible lease terms to be considered subject to contract.

PLANNING

We understand the property can be used for open storage under B8 use. Prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council
Tel:- 0300 456 0114
or email:-
developmentmanagement@wiltshire.gov.uk
regarding their intended use.

LEGAL COSTS

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

BUSINESS RATES

Prospective tenants are advised to make their own enquiries with regards to rates liability.

VAT

All prices are exclusive of VAT.

EPC

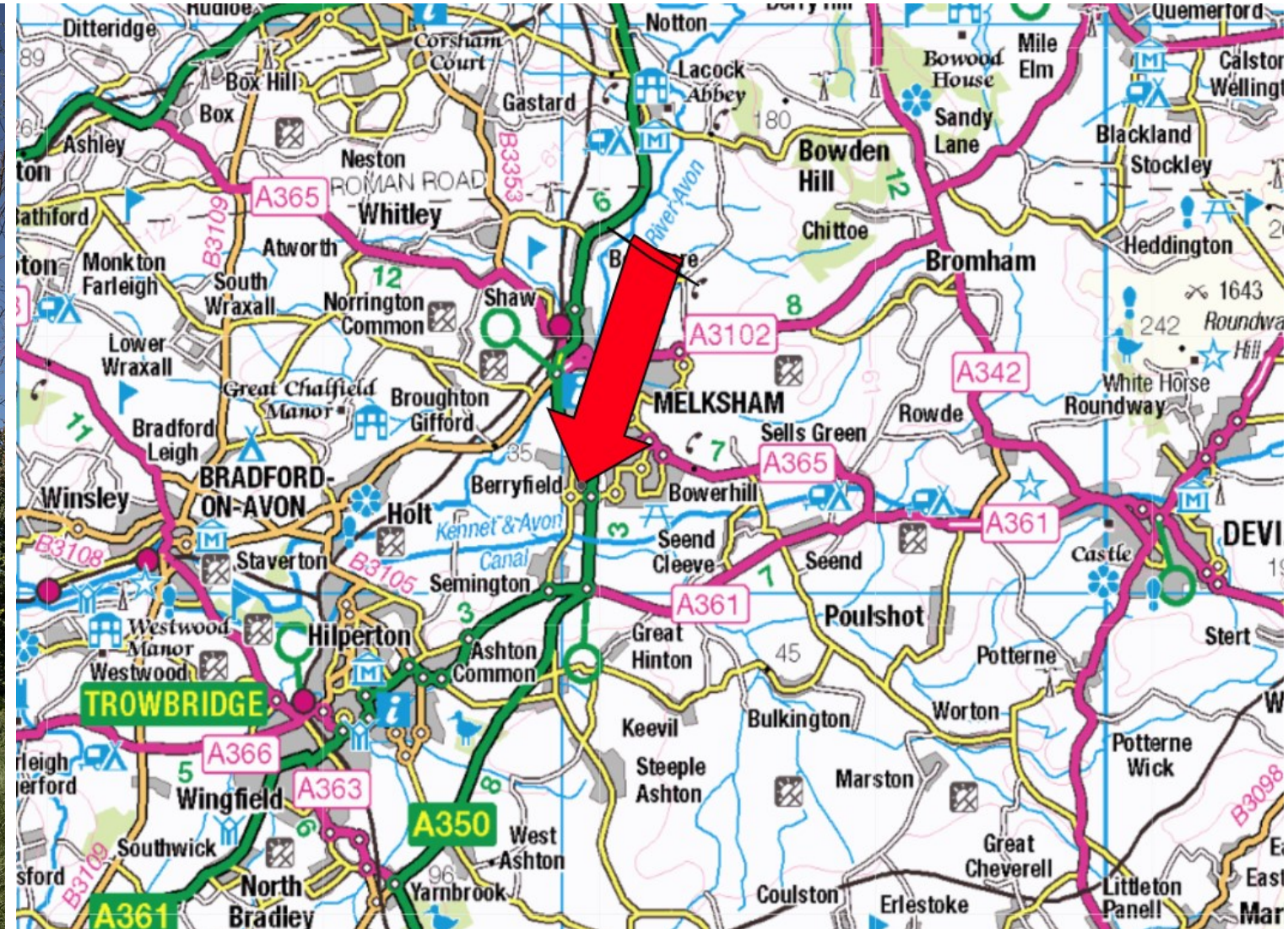
N/A

VIEWINGS

To be arranged with the agents.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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

Alison Williams MRICS

0117 922 1222 | 07917041109

alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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April 2025

Carter Jonas