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## Location

Ashville Centre is a high profile site fronting the A350, just south of Melksham and approximately 10 miles from Junction 17 of the M4 motorway.

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## Traffic Flow

The A350 is a main arterial route with approximately 30,000 vehicle movements per day.

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## Planning

The site currently benefits from planning consent for employment use B1, B2 and B8.

Phase 1 provides 15 small business units and Phase 2 provides a public house and restaurant.

The remaining development land is suitable for a variety of other commercial uses, subject to obtaining necessary planning consents.

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## Units & Plots

Ashville Centre can cater for any size requirement with units from approximately 1,950 sq ft to 100,000 sq ft on a leasehold or freehold basis.

Plots are also available from approximately 0.5 acres to 5.6 acres.

The available development land is fully serviced with the necessary infrastructure and estate roads ready for development.

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## Design & Build

Bespoke units can be provided, built for any use and to any specification.

The developer can provide bespoke units to accommodate tailor made solutions to suit individual requirements.

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## Estate Management

An estate service charge will be levied to all occupiers to cover the maintenance and any management of common areas or service.

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## VAT

All figures quoted are exclusive of VAT if applicable.

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## Quoting Terms

Available upon request.



## Key Features

- Established business park
- Close to Town Centre
- Excellent access and transport links
- High visibility from A350 - approximately 30,000 cars per day
- Flexible design and build opportunities
- Suited to a variety of uses

## Nearby centres at a glance

|                      |           |
|----------------------|-----------|
| M4 J17               | 10 miles  |
| Bath                 | 13 miles  |
| Bristol              | 24 miles  |
| Swindon              | 25 miles  |
| Chippenham           | 8 miles   |
| Trowbridge           | 5 miles   |
| Melksham Town Centre | 1.4 miles |

Distances are approximate.



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Ashville have over 45 years experience with design and build properties ensuring a quality product that provides tailor made solutions to your property needs.

# ASHVILLE CENTRE

COMMERCE WAY  
MELKSHAM  
WILTSHIRE  
SN12 6AD

**DESIGN AND BUILD  
OPPORTUNITIES**

**FREEHOLD OR LEASEHOLD**



↑ M4 (J17)

↑ Town Centre

A350

Herman Miller

PLAN  
UPHOLSTERY

AVON  
Avon Rubber p.l.c.

ASHVILLE CENTRE

HALL & WOODHOUSE

CPW SA

↓ South Coast & Trowbridge

**ROADSIDE DEVELOPMENT SITE - UP TO 6 ACRES AVAILABLE**

# A range of possibilities

## Business / Industrial Zone

- Successful Business Centre providing an established Business Community
- Existing Development - 40,000 sq ft, from 1,950 sq ft
- Outline planning consent for B1, B2 and B8 employment use.
- High profile site and already home to a variety of expanding companies
- Excellent road networks

## Retail Zone

- Large catchment area
- High Profile Site with excellent road communications
- Nearby high profile retailers and supermarkets
- Flexible Plots and Units to cater for all enquiries
- High Quality Mixed Use Scheme
- Approximately 30,000 vehicle movements per day

## Roadside Zone

- Wide site frontage for a range of occupier requirements
- High Volume of passing traffic
- Potential for trade counter, car showroom or drive thru operator
- Bespoke design and build opportunities to suit individual requirements
- Commercial and residential occupiers nearby

## Leisure/Hotel Zone

- Potential for a 40+ bed hotel on A350
- Existing facilities such as on site public house/restaurant
- Serviced plot
- Good prominence for local visitors
- Existing businesses with lack of nearby competition
- Expanding location and town
- Strategic location by major towns and road networks

# Be part of Phase 3

## ASHVILLE CENTRE IS NOW ENTERING THE THIRD PHASE OF ITS DEVELOPMENT

### Phase 1

- 15 Business Units now fully Sold or Let extending to 40,000 sq ft

### Phase 2

- Newly constructed pub/restaurant

### Phase 3

- 5.6 Acres available over 3 potential plots
- A350 is the main trunk road South between the M4 and the South Coast
- Plots and Design and Build opportunities.

← Proposed large scale mixed use development - canal regeneration project



ASHVILLE CENTRE

BUSINESS / INDUSTRIAL ZONE

LEISURE / HOTEL ZONE

RETAIL / ROADSIDE ZONE

Hampton Park West

AVON  
Avon Rubber p.l.c.

HALL & WOODHOUSE

Portal Rd



← South Coast & Trowbridge

APPROXIMATELY 30,000 VEHICLE MOVEMENTS EVERY DAY ON THE A350



## Be in good company



Phase 1 Business Units



Hall and Woodhouse



Hall and Woodhouse - New Public House / Restaurant