

FOR SALE

Carter Jonas



Ascot Court
Aintree Avenue
White Horse Business Park
Trowbridge, Wiltshire
BA14 0XA

Approximately 13,152 sq ft (1,222 sq m)
Site Area: 0.436 ha (1.08 acres)

- **On Wiltshire's most established Business Park**
- **Profile on to A363**
- **60 car parking spaces**

LOCATION

The premises are located on White Horse Business Park, 2 miles south of the town centre of Trowbridge. The A363 bisects the business park and provides access to the M4 Motorway, Junction 17 at Chippenham, 17 miles to the north via the A350. See Park website www.whitehorsebusinesspark.co.uk

Trowbridge is readily accessible from the nearby towns of Bradford-on-Avon (5 miles), Westbury (4 miles), Bath (13 miles), Chippenham (14 miles) and Bristol (32 miles). There are regular high speed rail services to London from Westbury, Chippenham and Bath.

DESCRIPTION

The premises were built in the 1980s and provide open plan and cellular office suites at ground and first floors. The property currently provides offices occupied under commercial leases and serviced office agreements. Tenancy information is available on request.

The accommodation is now in need of refurbishment providing the opportunity to replan internal layouts.

CAR PARKING: 60 car parking spaces.

EPC

The building has a number of EPC rating on the various suites from C to E.

PLANNING

The Property has a E Class planning Consent. The Council wish to see the site continue to be used for employment use, which will be protected through the Permitted Use under the lease.

BUSINESS RATES

The Property has a number of rating assessments. Interested parties should make their own enquiries to the local authorities to confirm rates payable.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor—4 no. suites	610.82	6,576
First—4 no. suites	610.82	6,576
TOTAL	1,221.64	13,152

PRICE

Offers in excess of £600,000.

VAT

All terms quoted are exclusive of VAT.

TENURE

The building is offered for sale on a new 999 year lease, subject to a ground rent.

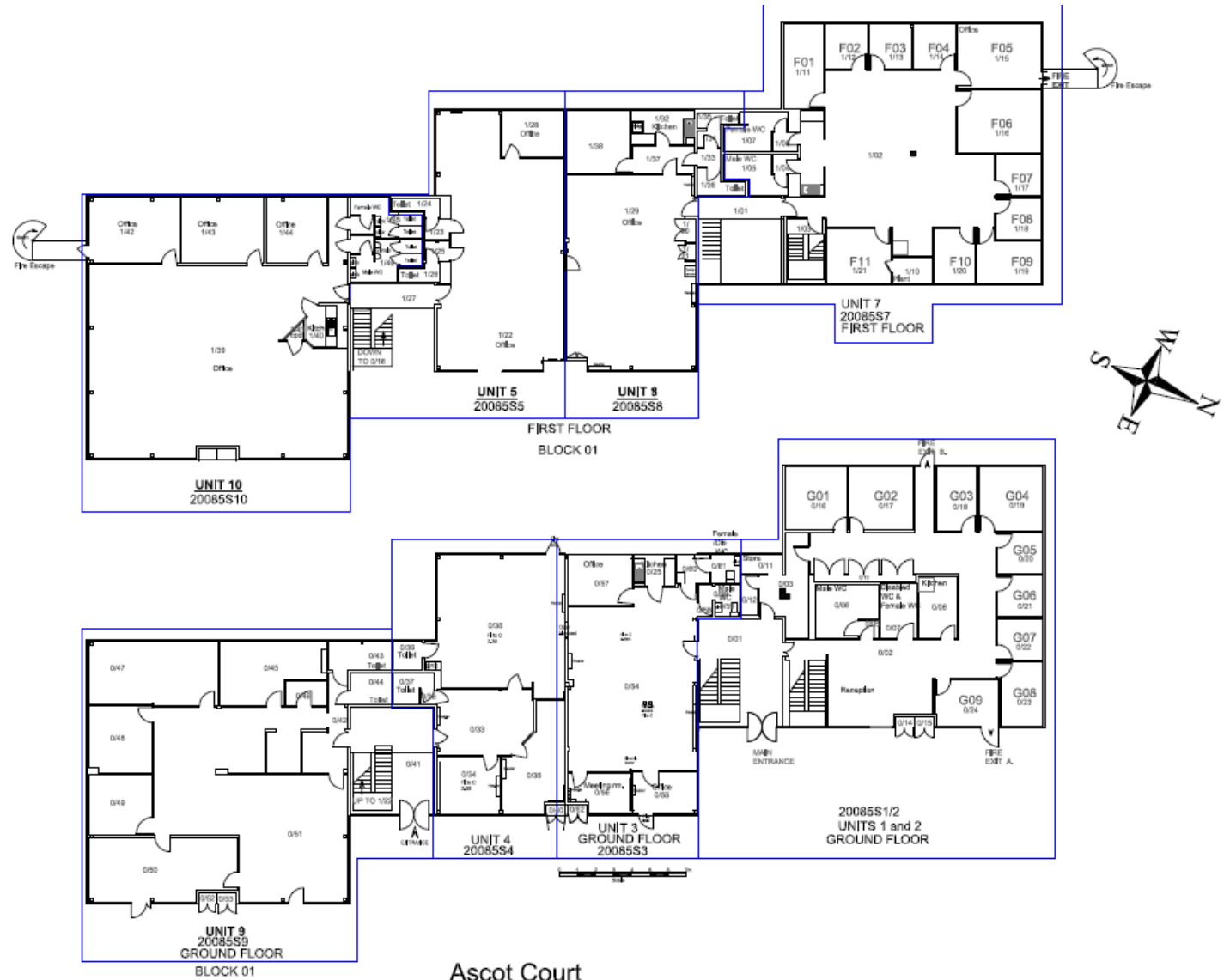
LEGAL COSTS

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

VIEWINGS

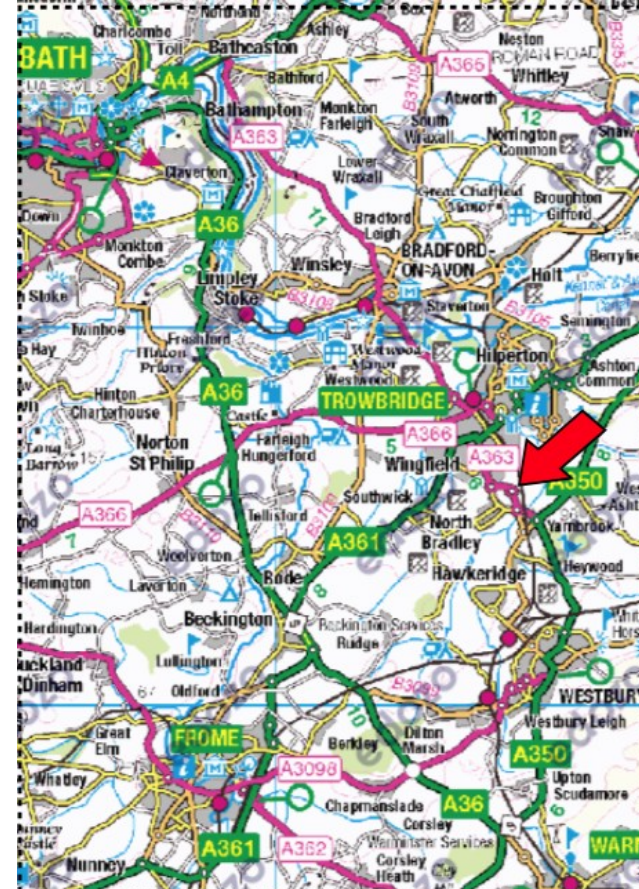
Viewings are strictly by prior appointment with Carter Jonas.

SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact: www.carterjonas.co.uk
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IMPORTANT INFORMATION

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