

# TO LET

# Carter Jonas



**Suites C & D**  
**3 Willowside Park**  
**Canal Road**  
**Trowbridge**  
**Wiltshire**  
**BA14 8RH**

**High Quality Modern Offices**

**Suites available from 162.95 Sq M (1,754 Sq Ft) to 326.36 Sq M (3,333 Sq Ft)**

- **Open Plan Offices**
- **Raised Floors for Data & Power Access**
- **Allocated On-Site Parking - 14 Spaces**
- **Central Heating**

## LOCATION

Trowbridge is the county town of Wiltshire and lies approximately 10 miles south east of Bath and 25 miles from Bristol. It is located on the A350 linking the M4 to the north and the A303 to the south. Trowbridge lies on the mainline railway connections through Salisbury to Waterloo and on to Bath and Bristol. The town has a resident population of around 50,000 people (2001 census). Trowbridge houses the headquarters of Wiltshire Council. Willowside park is situated on Canal Road, approximately 2 miles north of Trowbridge town centre. Canal Road is the principal business area within the town and houses a range of industrial, retail warehousing, trade counter occupiers and car showrooms.

## DESCRIPTION

The property comprises a modern self-contained office building arranged on ground and first floor as four independent office suites. Suites C & D are situated at first floor level. The building is fitted out to a high standard and has excellent on-site car parking. Each suite has its own cloakroom and kitchen facilities.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## RENT

On application

## VAT

VAT will be payable on the rental.

## BUSINESS RATES

Current Rateable Value: £16,250 per suite

Current Rate in the £ (2024/25): £0.499

This is an estimate only and takes no account of possible transitional adjustment.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor	Sq M	Sq Ft
Suite 3C	162.95	1,754
Suite 3D	163.41	1,759
<b>Total</b>	<b>326.36</b>	<b>3,333</b>

## Colin Scragg FRICS

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

## TENURE

The office suites are available for lease separately or as a pair on new leases on terms to be agreed.

## VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

## EPC

The Certificates can be made available to interested parties upon application.

## SUBJECT TO CONTRACT

**Carter Jonas**