

TO LET

Carter Jonas



**Unit 4
Pentagon House
51/52 Castle Street
Trowbridge
Wiltshire, BA14 8AU**

Modern Office Suite

Net Internal Area— 55.90 sq m / 602 sq ft

- **Town centre location**
- **Adjacent to main town car parks**

LOCATION

The property is located within Trowbridge town centre, adjacent to St Stephens and Castle Place car parks and a short walk from the major Shires Shopping Centre and all other local town centre amenities.

Trowbridge is the county town of Wiltshire and has a population of approximately 47,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles. There are also excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway at Chippenham and Bath respectively less than 25 minutes away

DESCRIPTION

Pentagon House is a purpose built office block. The subject premises benefit from:

- Gas fired central heating
- Suspended ceiling with recessed Cat II lighting
- Fitted carpets throughout
- Double glazed windows
- Shared communal kitchen and WCs

RENT

£5,500 per annum

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £6,400

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.

	Sq M	Sq Ft
<hr/>		
First Floor		
Offices	55.90	602



TENURE

The premises are available on a new full repairing and insuring Lease by way of a service charge for a term of years to be agreed.

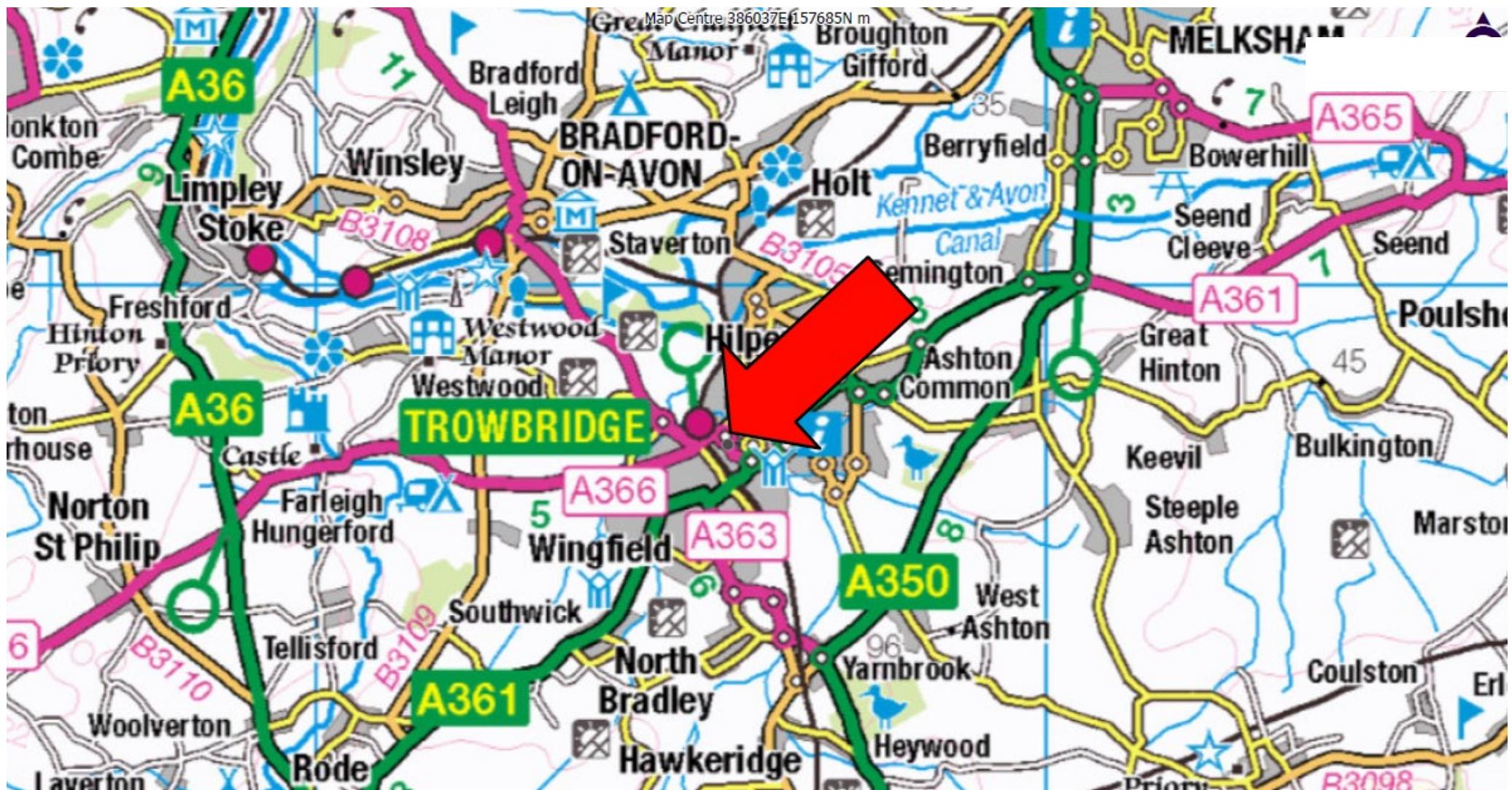
VIEWINGS

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

EPC

Energy Performance Asset Rating— C [61]. The Certificate can be made available to interested parties upon application.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

IMPORTANT INFORMATION

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