



**Town Bridge  
Hill Street  
Trowbridge  
Wiltshire  
BA14 8JU**

## **Showroom Units**

**145.28 to 416.76 sq m / 1,564 to 4,485 sq ft**

- **Fully Refurbished Showroom Units**
- **Prominent profile on inner relief road**
- **Customer on site parking**
- **Solar Panel electricity**

## LOCATION

Trowbridge is the county town of Wiltshire and the property is situated in a prominent position fronting the inner relief road on the edge of the town centre, located 8 miles south east of Bath. The town is also 38 miles south of Gloucester and 20 miles east of Bristol. Trowbridge has a population of approximately 45,000. there are excellent high-speed rail services to London from Chippenham and Bath as well as access to the M4 motorway.

The subject premises are located on the Town Bridge and adjacent to the Wicker Hill /Hill Street junction which has just undergone a major public realm investment programme. The property is adjacent to Innox Mills a major town centre mixed use development site. The area is in a mixed use area with nearby retailers include Dorothy House, Dignity and independent supermarkets.

## DESCRIPTION

A former car showroom the property has undergone extensive refurbishment and offers a variety of showroom and office units, available as a single unit or units..

Premises benefit from solar panelling, new aluminium showroom windows, shower facilities and forecourt parking for customers.

Premises would be suitable for a wide range of retail, leisure or commercial uses.

## RENT

On application

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Subject to Re-assessment

Interested parties are advised to make own enquiries with the local authority.

## 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
Showroom 1	145.28	1,564
Showroom 2	193.07	2,078
First Floor—Offices / Event Space	78.41	843
Total	416.76	4,485



## TENURE

The units are available on new leases for a term of years to be agreed. Full repairing and insuring by way of service charge.

## VIEWINGS

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

## EPC

Awaiting assessment.

SUBJECT TO CONTRACT





## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

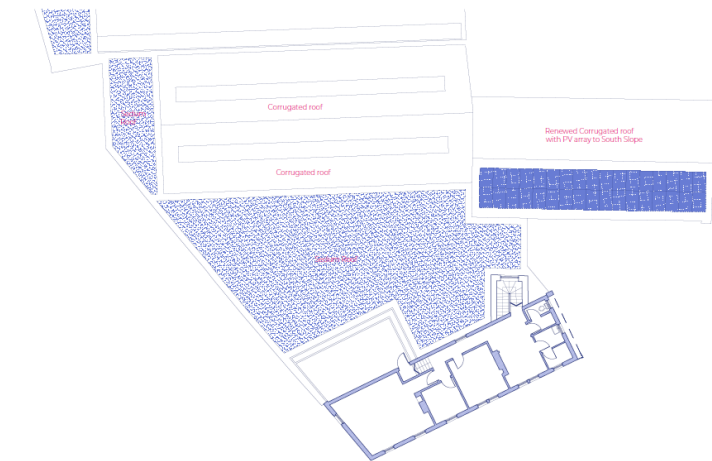
## Colin Scragg BSc FRICS

>Tel 01225 747268 / 07974 399432  
>Email colin.scragg@carterjonas.co.uk  
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## 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.

**Carter Jonas**



© Bibo Studio Ltd

ISSUE: Sketch ☒ Planning ☐ Building Regs ☐ Tender ☐ Construction ☐ Approval ☐

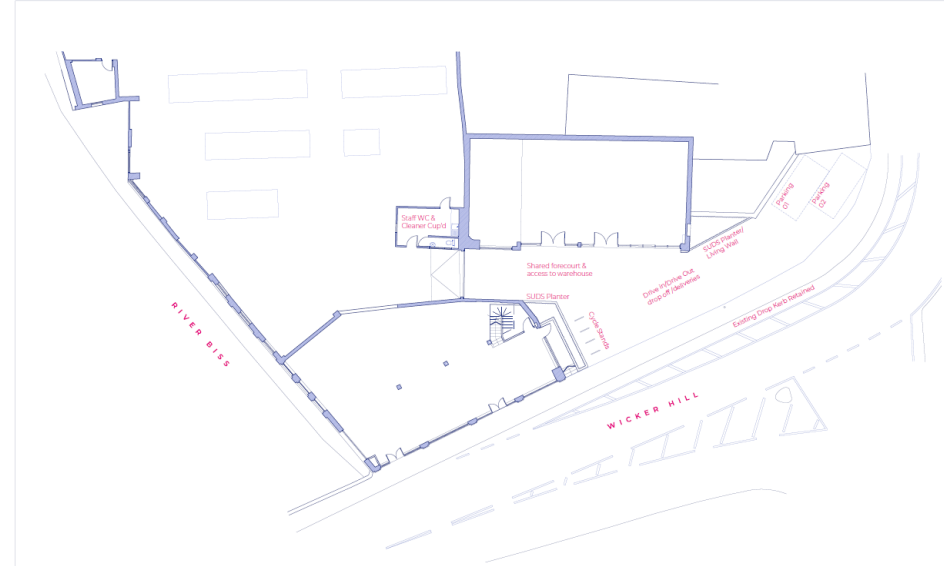
SCALE @ 1:200  
0 1 2 3 4 5 10  
N

**BIBO**  
www.bibostudio.com

0333 577 2420  
info@bibostudio.com  
BIBO Studio is a registered  
company in England & Wales  
No. 11552487

Drawings to be marked on site

**Project** Former Town Bridge Garage  
**Client** HG Ventures Ltd  
**Location** Wicker Hill  
Townbridge  
**Title** Proposed First Floor  
**Date** Jan 2024  
**Scale** 1:200 @ A3  
**Drawn By** CM  
**Dwg No.** 2122-BIBO-XX-01-DR-A-101-02  
All drawings are the property of Bibo Studio Ltd



© Bibo Studio Ltd

ISSUE: Sketch ☒ Planning ☐ Building Regs ☐ Tender ☐ Construction ☐ Approval ☐

SCALE @ 1:200  
0 1 2 3 4 5 10  
N

**BIBO**  
www.bibostudio.com

0333 577 2420  
info@bibostudio.com  
BIBO Studio is a registered  
company in England & Wales  
No. 11552487

Drawings to be marked on site

**Project** Former Town Bridge Garage  
**Client** HG Ventures Ltd  
**Location** Wicker Hill  
Townbridge  
**Title** Proposed Ground Floor  
**Date** Jan 2024  
**Scale** 1:200 @ A3  
**Drawn By** CM  
**Dwg No.** 2122-BIBO-XX-02-DR-A-101-02  
All drawings are the property of Bibo Studio Ltd