

TO LET

Carter Jonas



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

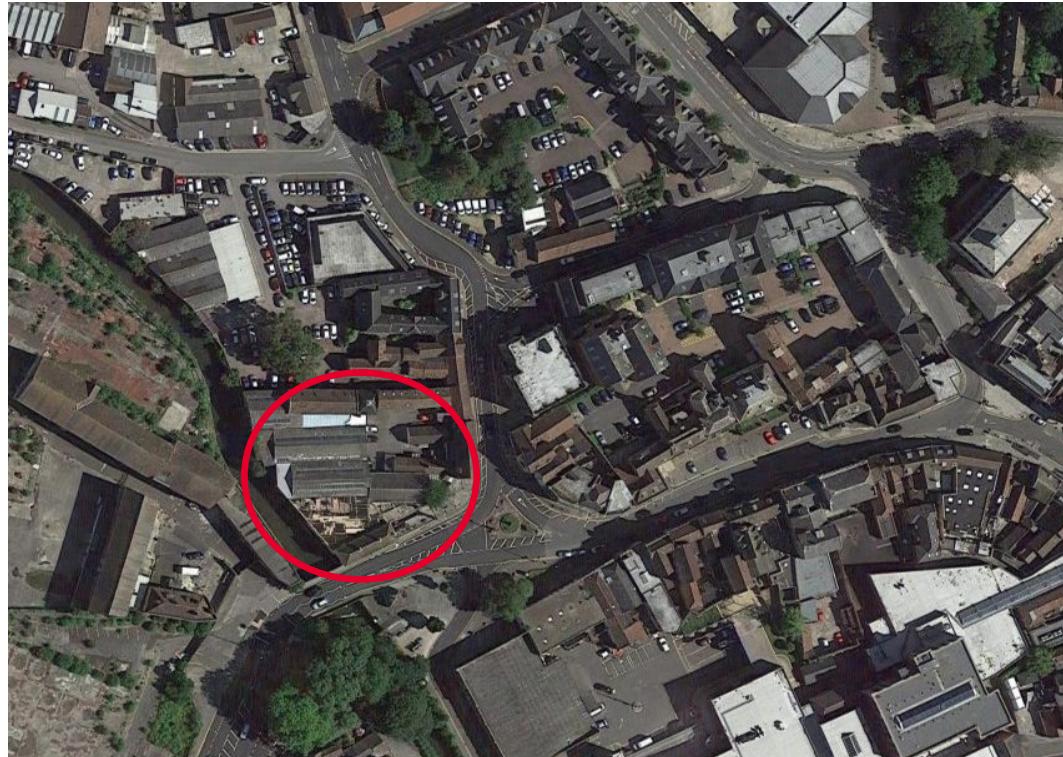
The units are available on new leases for a term of years to be agreed. Full repairing and insuring by way of service charge.

VIEWINGS

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

EPC

Awaiting assessment.



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

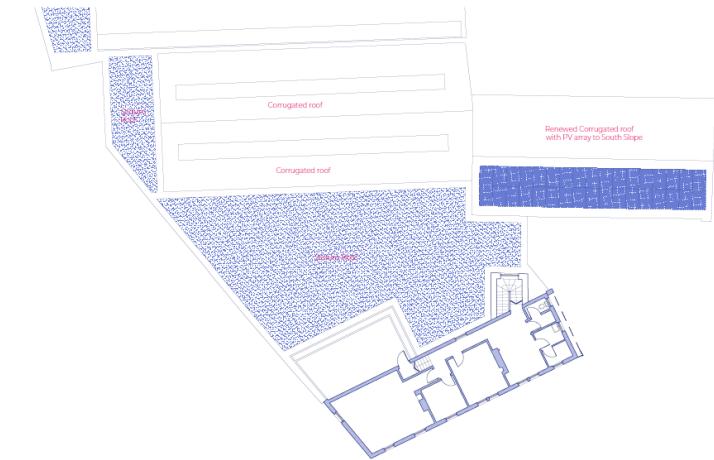
Colin Scragg BSc FRICS

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IMPORTANT INFORMATION

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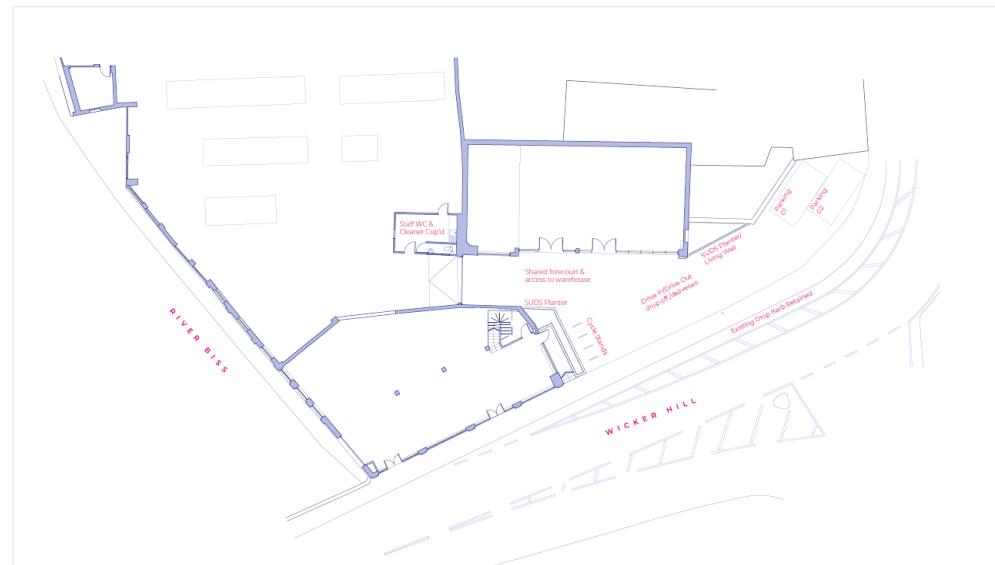


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BIBO studio Ltd
Company No. 07830220
VAT Reg. No. 100 146 466
BIBO studio Ltd

Project: Former Town Bridge Garage
Client: HG Ventures Ltd
Location: Wicker Hill, Trowbridge
Proposed First Floor
Title: Proposed First Floor
Date: Jan 2024
Scale: 1200 @ A3
Driven By: CM
Drawn By: CM
Org No: 2022-BIBO-X0-01-DR-A102-02

Dimensions to be checked on site
Any discrepancy must be reported to BIBO studio Ltd

SCALE @ 1200
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Project: Former Town Bridge Garage
Client: HG Ventures Ltd
Location: Wicker Hill, Trowbridge
Proposed Ground Floor
Title: Proposed Ground Floor
Date: Jan 2024
Scale: 1200 @ A3
Driven By: CM
Drawn By: CM
Org No: 2022-BIBO-XX-00-DR-A100-02

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Issue: Sketch Planning Building Regs Tender Construction Approval

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SCALE @ 1200
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