

TO LET

Carter Jonas



**White Horse Business Park
Epsom Road
Trowbridge, Wiltshire
BA14 0XF**

**Detached Building on Self-contained Site
From Approximately 7,581 SqFt (704.29SqM)
to 16,536 Sq Ft (1,536.2 SqM)**

- **Good Eaves Height.**
- **Trade Counter Potential.**
- **Good Access to A350.**
- **Prominent Position.**
- **Available in part.**

LOCATION

The property is located on the White Horse Business Park to the South of Trowbridge town centre. There is good access to the A350 which provides a link to Junction 17 of the M4 Motorway to the North and the A303 to the South. The business park was established in the late 1980s and now supports a wide range of businesses. Significant employers include Nutricia, DN Automotive VMS Ltd, National Trust, THG Labs, Medlocks and Plumbase.

DESCRIPTION

The property comprises a detached, modern warehouse/industrial facility which has been extended to both the rear and side.

The construction is of portal frame with profile steel elevations under a steel roof. The eaves height to the main warehouse/production area extends to 6 metres with a height to pitch of 7.6 metres. The main warehouse has two loading doors to the front 3M wide x 4.5M high.

The rear extension is configured as a trade counter / showroom with mezzanine floor and offices above. A yard provides customer car parking.

The side extension provides a supplementary production area with loading to front yard.

Ancillary accommodation and offices are located to the side comprising a customer facing reception with glazed frontage, ground floor office and welfare facilities. The first floor high specification offices include kitchen area and WC's.

SERVICES

Prospective occupiers are advised to make their own investigations as to the availability, capacity, state and condition of services.

ACCOMMODATION

We have calculated the floor area on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Warehouse	481.32	5181
Warehouse Extension	132.66	1,428
Offices	217.94	2,346
Trade Counter Grd	401.33	4,320
Mezzanine store & Offices	302.95	3,261
TOTAL	1,536.2	16,536

SERVICE CHARGE

A service charge is payable by prospective Tenants to maintain the communal areas of The White Horse Business Park. Please apply to agents for more information.

TERMS

The property is available by way of a sub let of the whole or part at a rent to be agreed or assignment of the existing lease at the passing rent of £80,000 per annum. Please apply to the agents for lease information.

QUOTING RENT

Passing rent £80,000 per annum plus VAT and service charge.

PLANNING

The property is currently being used for storage with showroom. Prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or

Email: developmentmanagement@wiltshire.gov.uk

BUSINESS RATES

According to the valuation office website, the property has a rateable value of:

Rateable Value: £49,750

Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

LEGAL COSTS

Each party to pay its own legal costs.

VAT

All prices quoted are exclusive of VAT.

EPC

The EPC Rating for the property is C (63).

VIEWINGS

Please apply to the agents to arrange a viewing.

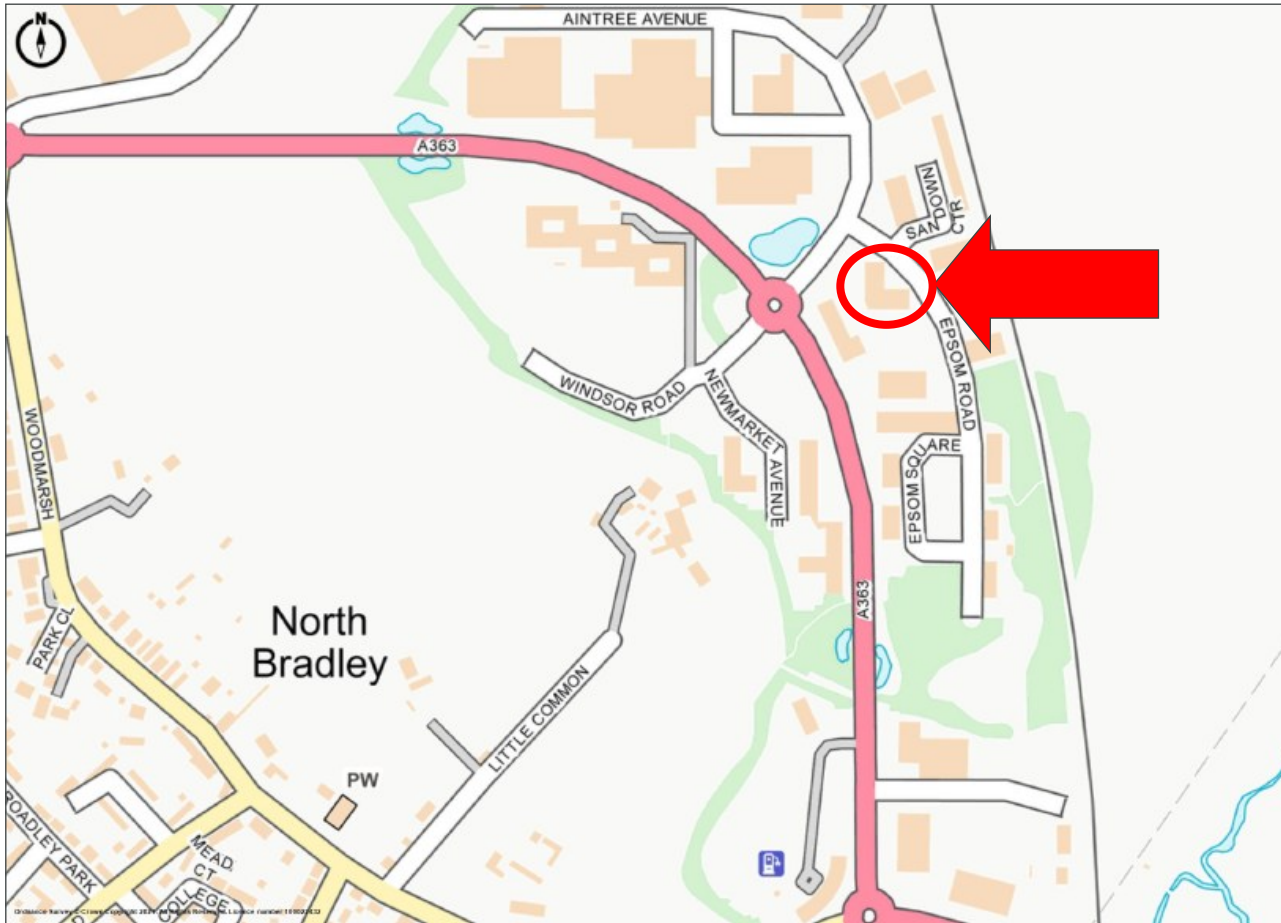
SUBJECT TO CONTRACT



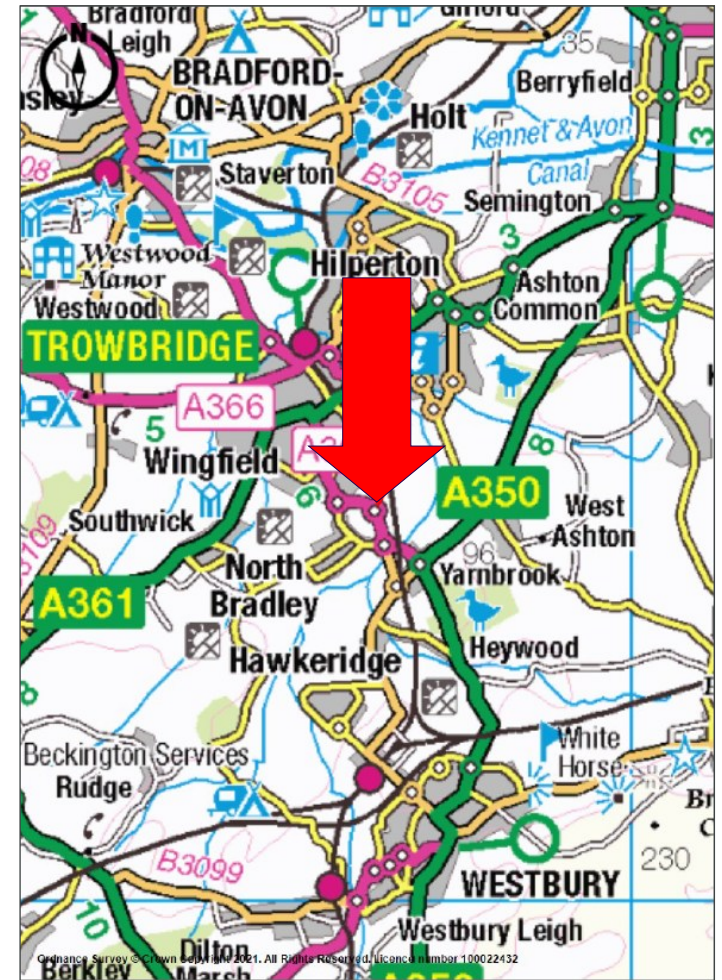
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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917 041109
Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476
Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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