

**TO LET**

**Carter Jonas**



**2 Prospect Place  
Trowbridge  
Wiltshire  
BA14 8QA**

**Ground Floor Offices with Parking**

**Total NIA 137.36 sq m (1,478 sq ft)**

- **Prominent offices on Timbrell Street / Prospect Place roundabout**
- **Range of cellular offices**
- **Good on-site parking**

## LOCATION

The property is situated in a mixed-use location just to the north of Trowbridge town centre with nearby occupiers including residential, retail, leisure and medical occupiers. The property is situated equi-distance between the Canal Road Trading Estate and Trowbridge town centre which is approximately 0.5 miles distance.

Trowbridge is the County Town of Wiltshire and has an expanding 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 services to London from Westbury, Chippenham and Bath as well as Junctions 17 and 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes away

## DESCRIPTION

The subject property is a single storey semi-detached office constructed of solid brick elevations under a pitched clay tiled roof. The property has been subject to refurbishment and benefits from replacement upvc double glazed windows, gas fired radiator central heating and a mix of CAT II and fluorescent strip lighting.

To the front of the property is a landscaped area and 6 car parking spaces to the side and with an enclosed storage area to the rear.

## RENT

£15,000 per annum exclusive

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value:

2 Prospect Place: £14,000

This is an estimate only and takes no account of possible transitional adjustment. Prospective tenants are advised to make own enquiries on the actual Rates Payable.

## 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
2 Prospect Place— NIA	137.36	1,478
Total—GIA	161.48	1,738

## TENURE

The property is available on a new lease on full repairing terms, for a term of years to be agreed.

## VIEWINGS

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

## EPC

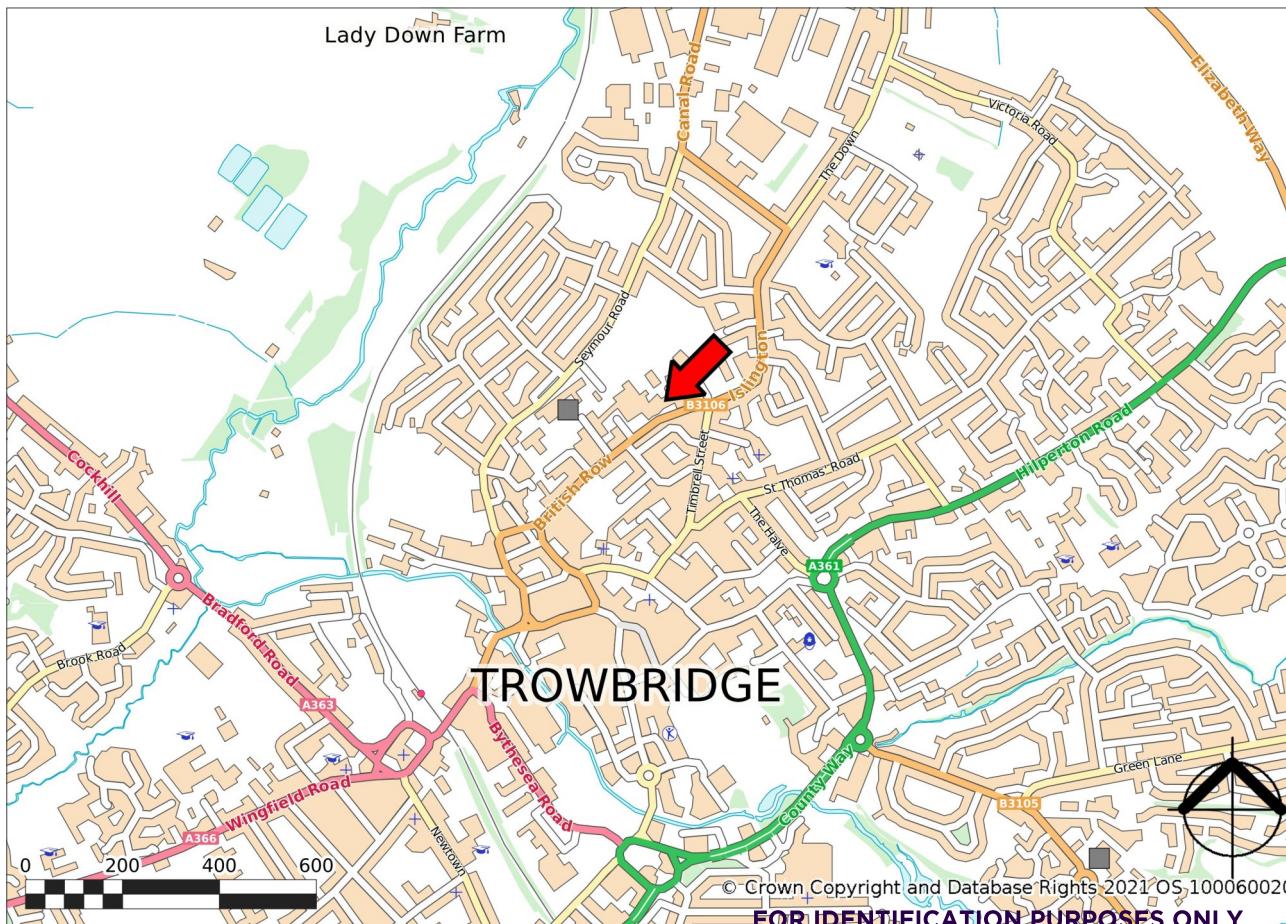
Vacant Offices—Energy Performance Asset Rating— Band C [65]. The Certificate can be made available to interested parties upon application.

## AML REGULATIONS

Tenants will be required to comply with current Anti Money Laundering Regulations so that appropriate checks can be undertaken before an offer can be accepted on any property we are marketing.



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## Colin Scragg

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## 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.

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