



**Suite D3 (West Wing)
Derby Court
Epsom Square
White Horse Business
Park
Trowbridge
Wiltshire
BA14 0XG**

Ground Floor Modern Office Suite with Parking

452 sq m (4,865 sq ft)

- Central location on popular business park
- Accessibly to A350
- Good on Site Parking>

LOCATION

Trowbridge is the county town of Wiltshire, located on the A361 approximately 3 miles south east of the strategic A350 and approximately 16 miles south of Junction 17 of the M4 motorway. Train services link the town to Bath, Bristol, Salisbury and London Waterloo. The urban population is estimated to be 45,000. (Source: Wiltshire Council)

The White Horse Business Park is located to the south of the town, close to the strategic A350 trunk road. The business park was established in the late 1980's comprising a 65 acre park with some 575,000 sq ft supporting a wide range of businesses, including significant employers such as The National Trust, Virgin Care, THG Labs and Novium.

DESCRIPTION

Derby Court comprises a two storey office building arranged as two wings accessed off a well presented central reception core with male, female and disabled WCs..

The ground floor office suite provides the following:-

- Heating / cooling system
- LG7 lighting and PIR movement sensor controls
- Fully accessible raised floors
- Good parking provision
- External lighting with CCTV coverage
- Attractive parkland setting with well-maintained landscaped areas

Existing tenants within the building are Virgin Care Services Limited and Atlas Genetics Limited.

RENT

£55,000 per annum

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £55,500

Current Rate in the £ (20125/26): 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
Ground Floor Offices	452	4,865



TENURE

The offices are available on new leases for a term of years to be agreed. On full repairing terms via a service charge, subject to contract.

VIEWINGS

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

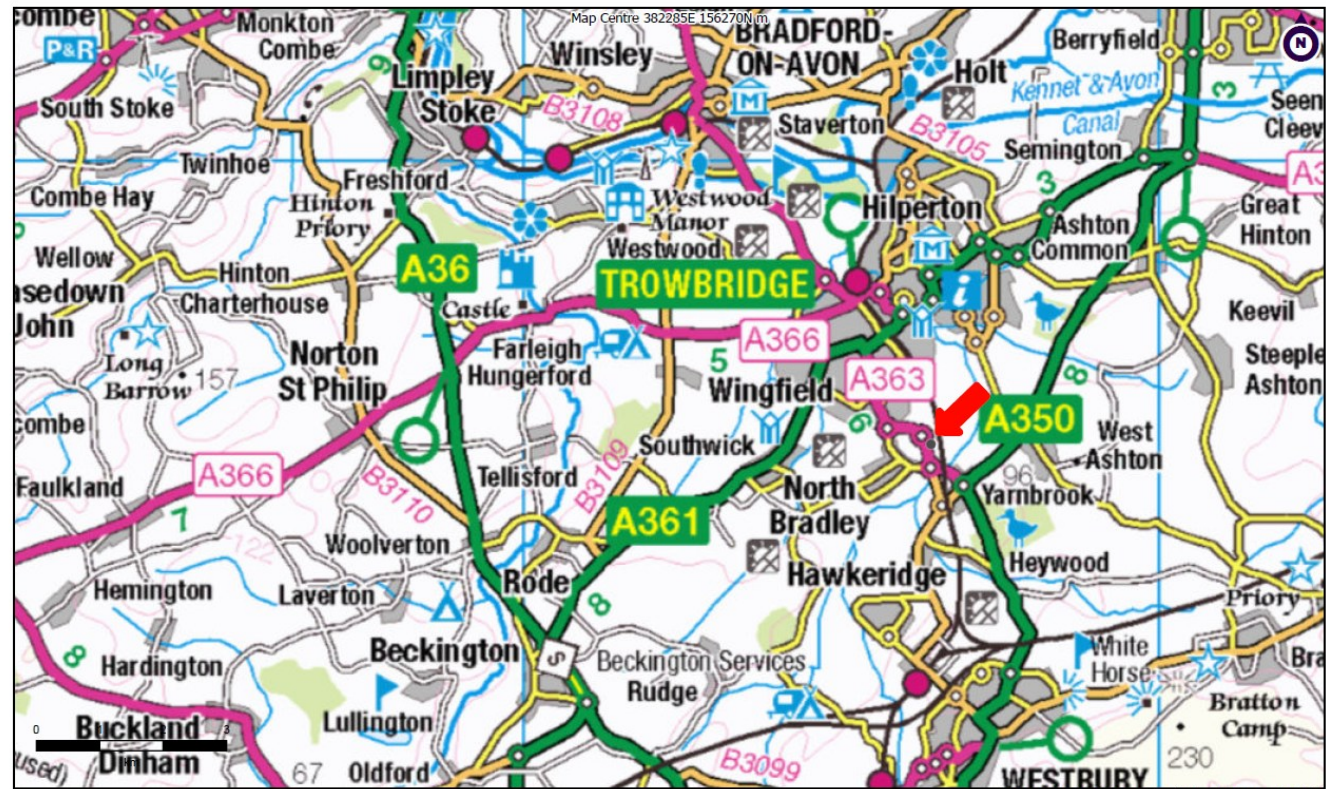
EPC

Energy Performance Asset Rating— 41 [B]. The Certificate can be made available to interested parties upon application.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

SUBJECT TO CONTRACT



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Scale 1:75,000 @A4 Date: 9/5/2025
Drawn By: ArcGIS Web AppBuilder Dwg no:

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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