



**Kingston Mill Lofts**  
10 Kingston Road  
Bradford-on-Avon  
BA15 1AB

**Offices Within Refurbished Period Building  
To A High Specification**  
**Approximately 141 Sq M (1,518 Sq Ft)**

- Centrally Located In Town Centre
- Adjacent To Busy Kingston Mills Retail Centre
- Passenger Lift to First Floor

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## LOCATION

Bradford-on-Avon is an attractive West Wiltshire market town with a resident population approaching 15,000 but with a wider catchment from the surrounding villages. It is well situated regionally, offering good road and rail communications to the neighbouring town of Trowbridge (5km) and the cities of Bath (13km) and Bristol (31 km). The M4 motorway can be accessed via junction 17 at Chippenham (26km).

The property is situated in the centre of the town, within the Kingston Mills retail and residential development undertaken by Linden Homes. Nearby occupiers include a Co-Op Supermarket and a number of local restaurant and retailers. The town's railway station is a short walk from the subject property.

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## DESCRIPTION

The premises are situated within a Grade II Listed building which has undergone comprehensive re-furbishment to provide ground floor shared entrance with lift access leading to first floor loft style offices.

The office provides open-plan accommodation, with a number of period features to include exposed beams and north light roof system.

The offices have been refurbished to a high standard and benefits from:

- Passenger Lift
- Entry phone system
- WCs x 2 with shower
- Category 6 cabling throughout office with floor boxes
- Gas fired radiators

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## RENT

On application.

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## VAT

All figures are exclusive of VAT, if applicable.

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## BUSINESS RATES

The Property is assessed as follows:

Description: Offices and Premises

Rateable Value: £20,000

Interested parties should satisfy themselves as to the exact rates payable.

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## 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
First Floor Office	133.14	1,433
Kitchen	7.85	84
WCs/Shower		
Total	140.99	1,517

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## TENURE

The property is available on a new full repairing and insuring Lease by way of service charge for a term of years to be agreed.

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## EPC

The Certificate can be made available to interested parties upon application.

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## VIEWINGS

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

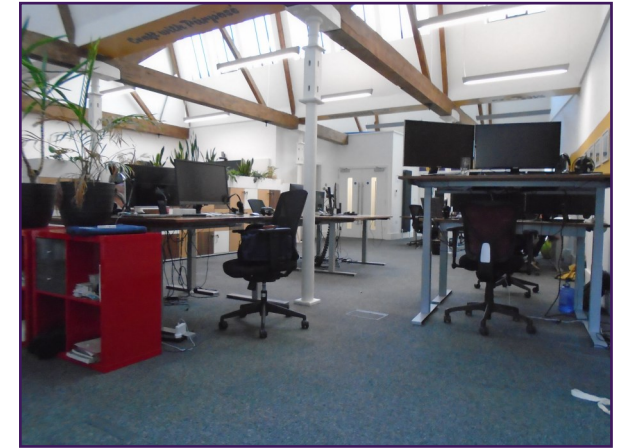
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## AML REGULATIONS

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**

**Colin Scragg FRICS**

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St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ.

## IMPORTANT INFORMATION

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**Carter Jonas**