



**UNIT
ONE** | **HAMMOND
WAY** TROWBRIDGE
BA14 8RR

TO LET 84,534 SQ FT (7,853 SQ M)

DETACHED WAREHOUSE AND DISTRIBUTION FACILITY LOCATED
ON A WELL-ESTABLISHED INDUSTRIAL ESTATE

UNIT ONE

Detached warehouse and distribution facility located on a well-established industrial estate.

Multiple loading doors and dock levellers accessing the warehouse with excellent eaves height, canopy loading area and generous car parking.

LOCATION



 Unit 1 | Hammond Way | Trowbridge | BA14 8RR

The property is situated on the well established Canal Road Industrial Estate in Trowbridge, which benefits from excellent connectivity to the A350 via the recently constructed bypass. The upgraded A350 provides efficient routes to the M4 to the north and the A303 to the south.

Canal Road Industrial Estate is a thriving and popular commercial location within Wiltshire, home to a range of prominent occupiers including Wickes, Apetito, Airsprung Group, Bradfords Building Supplies, Kew Electrical Distribution, Howdens among others.



DESCRIPTION



The property comprises a detached warehouse and distribution facility with integrated offices, set within a site of approximately 5.76 acres. The warehouse is of steel portal frame construction and benefits from a substantial internal height, with eaves of 9.3m rising to 12m at the pitch. It is well configured for logistics operations, arranged to provide an efficient goods in/goods out layout. To the rear the building is served by multiple loading doors including six dock levellers with additional loading doors to the front beneath a covered canopy.

The site offers a generous yard area providing ample space for loading, HGV turning and general circulation.

Access to the property is controlled via electrically operated security barriers. Alongside the warehouse, a three storey office block provides modern accommodation benefiting from central heating and air conditioning. The ground floor includes a reception area, while the first and second floors offer open plan, versatile workspace suitable for a range of office or operational uses.

Generous car parking is provided to support the office element, along with an attractive external amenity area offering outdoor breakout space.



FLOOR AREAS

Description	GIA (sq m)	GIA (Sq Ft)
Office	2,532.87	27,264
Warehouse	5,204.14	56,017
Mezzanine	116.35	1,252
TOTAL	7,853.36	84,534

Total Gross Site Area of Approximately 5.76 acres.

LEGALS COSTS

Each party is to be responsible for their own legal costs.



FURTHER INFORMATION

PLANNING

We are advised that the accommodation has planning consent for B8 Storage and Distribution and ancillary offices but interested parties should make their own enquiries to the Planning Department at Wiltshire Council regarding their intended use tel: **0300 456 0114** or www.wiltshire.gov.uk

BUSINESS RATE

According to the Valuation Office Agency (VOA) website, the premises as of 1st April 2026 has a rateable value of £350,000 and is described as Warehouse & Premises. Interested parties are advised to make their own enquiries as to exact rates payable.

EPC

The property has an EPC of 63 C.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All figures are exclusive of VAT where applicable.

QUOTING RENT

Please refer to the agents.

ASSOCIATED DOCUMENTS

Please refer to the agents for further documentation relating the premises.

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IMPORTANT INFORMATION

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CJ Hollister HD2658 02/2026.

