

TO LET

Carter Jonas



First Floor Offices
22 Silver Street
Trowbridge
Wiltshire
BA14 8AE

First Floor Office Suite in Trowbridge Town Centre

NIA 100.23 sq m / 1,079 sq ft

- Accessible and prominent location
- Range of cellular sized offices all with good natural light
- Self contained ground floor access

LOCATION

Trowbridge is the county town of Wiltshire and has a population of approximately 45,000. 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 excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway at Chippenham and Bath respectfully less than 25 minutes' away.

DESCRIPTION

The premises occupy a prominent position at the junction of Silver Street and White Hart Yard. There is a self-contained entrance and ground floor lobby from Silver Street. The premises have 7 offices, stores, kitchenette and WCs. Secondary glazing to Silver Street. CAT II lighting and a mix of radiators and night storage heating.

TENURE

The property is available on a new lease , for a term to be agreed. Tenant is responsible for internal repairs and reimbursing the landlord a pro-rata contribution to insurance.

ACCOMMODATION

	Sq M	Sq Ft
7 No. Offices	95.56	1,039
Stores	3.67	40
Total	100.23	1,079

PLANNING

The most recent use of the property was for offices within Use Class E.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value:£5,000
See:- <https://www.tax.service.gov.uk> for reference.

RENT

£9,000 per annum

EPC

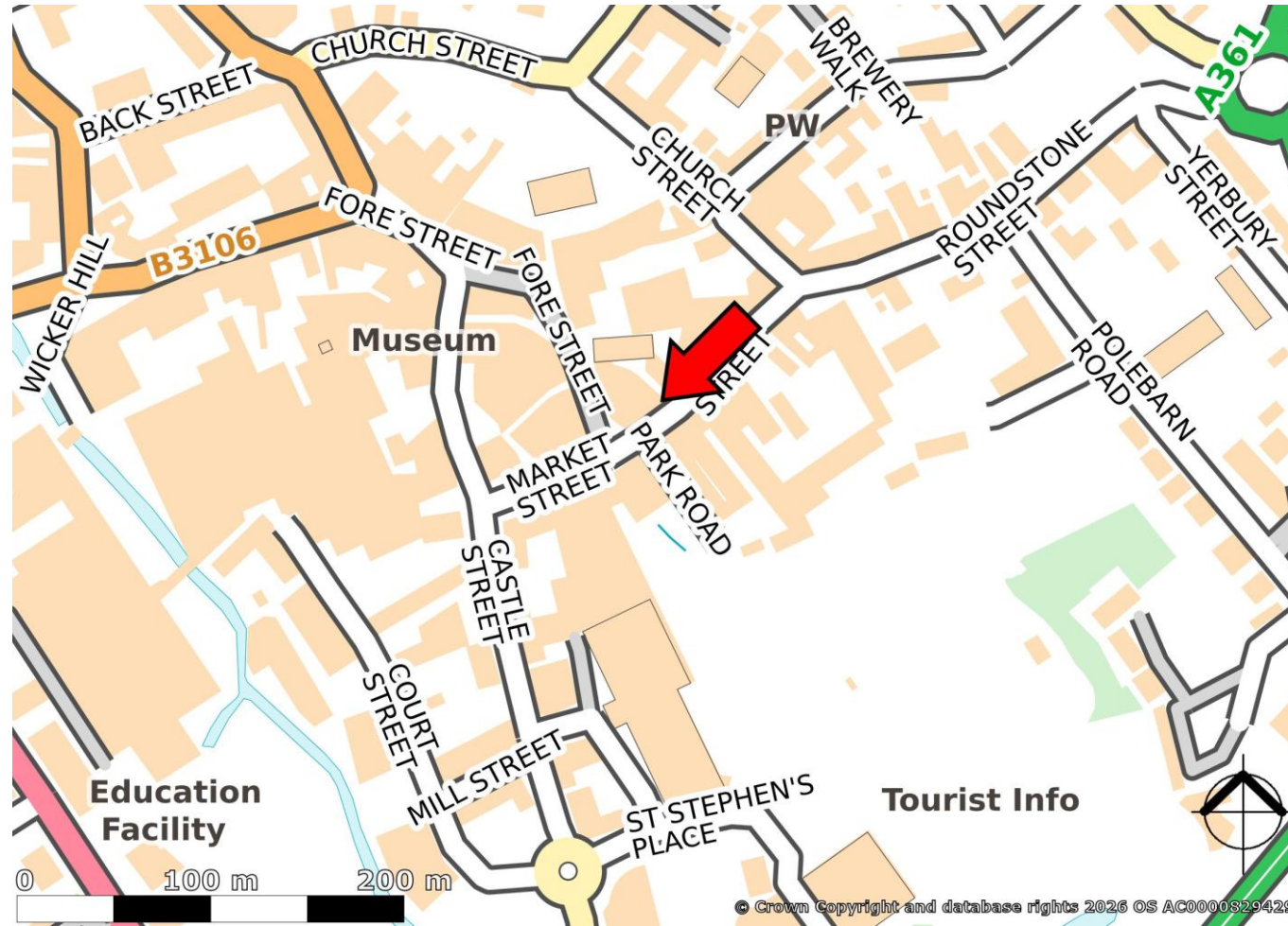
An EPC is currently being undertaken.

AML / SANCTIONS CHECKS

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 01225 747260.



Colin Scragg

Partner

Colin.scragg@carterjonas.co.uk

07974 399432 / 01225 747268

IMPORTANT INFORMATION

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September 2026

SUBJECT TO CONTRACT