



**Units 3-4  
Kennet Way  
Trowbridge  
Wiltshire  
BA14 8RN**

**Industrial Unit / Warehouse  
Approximately 9,790 Sq Ft (909.6 Sq M)**

- Well established Industrial Area.
- Trade Counter Location.
- Good Turning and Circulation Space.
- Roadside Frontage.
- 5M Eaves Height.



## LOCATION

The property fronts Kennet Way on The Canal Road Industrial Estate in Trowbridge which is well located for The A350 via the new bypass providing access to The M4 to the north and A303 to the south.

The Canal Road Industrial Estate is a vibrant and popular trading estate in Wiltshire and is home to a number of significant occupiers including Wickes, Apetito and Bradfords Building Supplies.

## DESCRIPTION

The property occupies a prominent position on Kennet Way. It is immediately adjacent to Kew Electrical and The Banner Building and opposite Howdens and Bookers.

The accommodation comprises a terraced portal framed building with part brick and block and part steel clad elevations under a steel clad roof. The warehouse eaves height extends to 5m and the height to pitch is circa 6.4 m.

The building is serviced with five loading doors opening onto a generous forecourt area.

## SERVICES

Prospective occupiers are advised to make their own investigations as to the availability, capacity, state and condition of services.

## ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

	SQ M	SQ FT
Warehousing & Manufacturing	909.6	9,790
<b>Total</b>	<b>909.6</b>	<b>9,790</b>

## PLANNING

The property is currently being used for storage and distribution. However, prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or  
Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

## QUOTING RENT

£55,000 per annum exclusive

## EPC

An EPC is being commissioned.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## BUSINESS RATES

Please apply to the agents for more information on the rates payable .

## TERMS

The property is available to rent on a full repairing and insuring terms

## VIEWINGS

Please apply to the agents for an appointment to view



**SUBJECT TO CONTRACT**



**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

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

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## IMPORTANT INFORMATION

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