



Gainsborough Building
Canal Road
Trowbridge
Wiltshire
BA14 8RL

Detached Building on a Self-Contained Site

Approximately 59,578 Sq Ft (5,535 Sq M)

- Well established industrial area
- Good warehouse facilities
- Detached building
- Roadside location
- Good access to J17 M4 via A350

LOCATION

The property is located on Canal Road Industrial Estate in Trowbridge. The Canal Road Industrial Estate 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 , Bradfords Building Supplies, Kew Electrical Distribution, Howdens, and many others.

DESCRIPTION

The building occupies a prominent roadside position opposite the main Airsprung Site immediately adjacent to The Bradford Builder's Merchants and backing onto industrial buildings occupied by Banner, Kew and Smithpack.

The property is detached and of portal frame construction and has been the subject of extension to the side and rear.

The main warehouse benefits from good loading facilities and has an eaves height of 5.66m and height to pitch of 7.16m. Well-presented ground and first floor administrative offices with meeting rooms and welfare facilities are situated to the front of the building. The office specification includes suspended ceilings incorporating lighting and an air cooling and heating system.

The rear extension is modern and high quality with a full structural first floor giving a minimum eaves height of 3.7m and a maximum height of 4.8m on the ground floor. The first floor is serviced with a goods lift. The ground floor is also serviced with loading doors to the rear yard. The extension to the side is serviced with loading doors to the front and rear yard areas and benefits from an eaves height of 5.46m.

Externally, there is good car parking as well as HGV turning and circulation space.

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	5,129	55,208
Offices	406	4,370
Total	5,535	59,578

PLANNING

The property is currently being used for light industrial assembly with warehouse and ancillary offices. 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

QUOTING RENT

£275,000 per annum exclusive

EPC

An EPC is being commissioned.

SERVICES

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

LEGAL COSTS

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

BUSINESS RATES

Please apply to the agent in respect of the exact rates payable.

TERMS

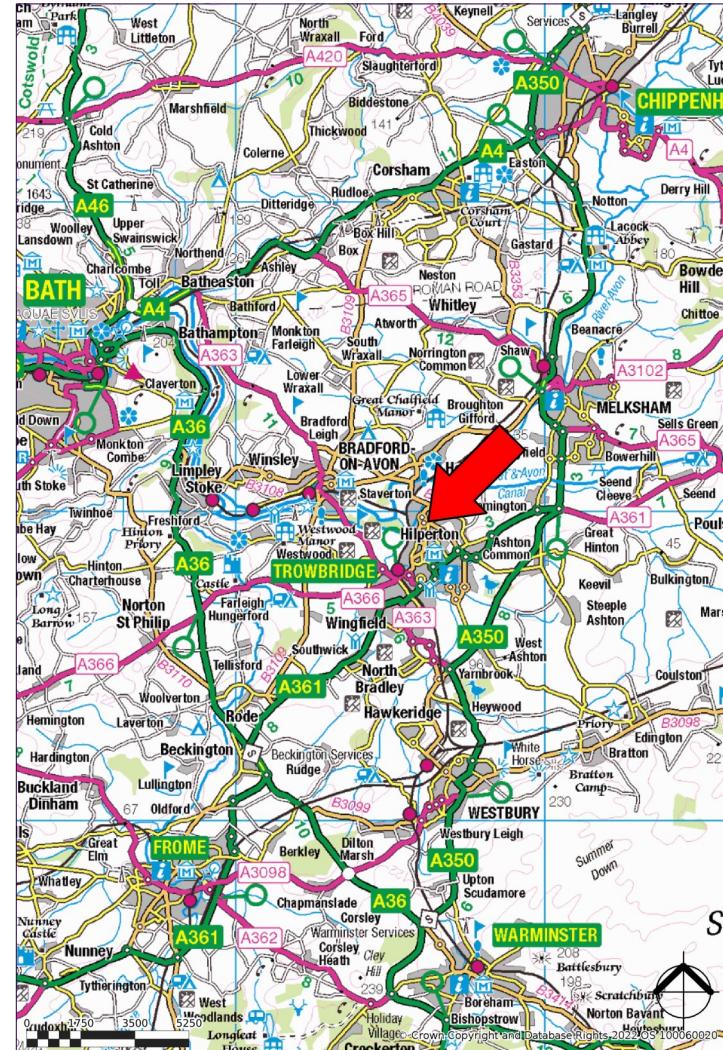
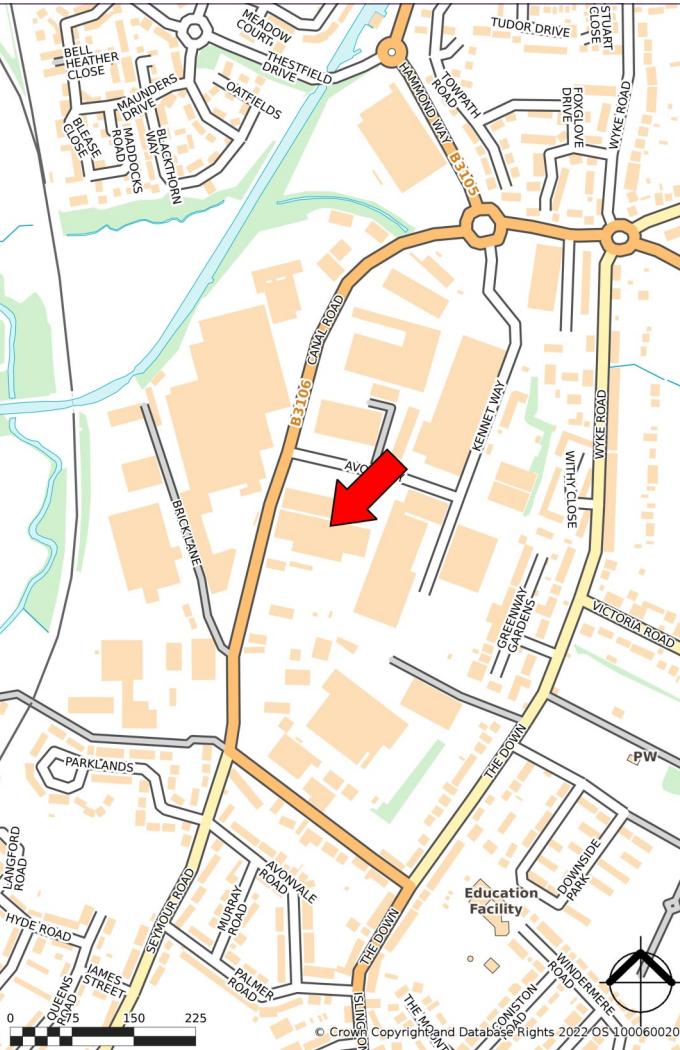
The property is available to rent on a full repairing and insuring lease, on terms to be agreed.

VIEWINGS

Access can be provided for viewings however, in order to maintain safety at all times, prospective Tenants are requested to strictly adhere to the Landlord's Health & Safety Requirements.







For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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

Alison Williams MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas