



Cromwell House
Aintree Avenue
Whitehorse Business Park
Trowbridge
BA140XB

Manufacturing Facility / Ware-
house with Offices
43,217 sq ft (4,015 sq m) GIA

- Self contained building and site.
- Good Parking provision.
- Secure Goods Yard.
- Established Business Park .

LOCATION

The premises are located on White Horse Business Park, 2 miles south of the town centre of Trowbridge. The A363 bisects the business park and provides access to the M4 Motorway, Junction 17 at Chippenham, 17 miles to the north via the A350. See Park website www.whitehorsebusinesspark.co.uk

Trowbridge is readily accessible from the nearby towns of Bradford-on-Avon (5 miles), Westbury (4 miles), Bath (13 miles), Chippenham (14 miles) and Bristol (32 miles). There are regular high speed rail services to London from Westbury, Chippenham and Bath.

DESCRIPTION

The property is a Two-bay standalone light industrial / warehouse unit with ancillary office space on the ground floor and first floors. Built late 1990s/early 2000s, the site comprises of 2.575 acres / 1.042 hectares.

The property benefits from a secure rear yard, loading access via the rear yard, additional loading door, and front car parking with enough space for approximately 50 vehicles. Eaves height 6 metres.

TERMS

This property is available by way of a new full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

The existing building provides the following approximate area.

UNIT	GIA SQ M	GIA SQ FT
Ground Floor		
Workshop	3,099.71	33,365
Office	436.16	4,695
Welfare	16.90	182
First Floor		
Store	198.86	2,141
Office	263.25	2,834
Total GIA	4,014.88	43,217

RENT AND VAT

Commencing Rental £250,000 per annum plus VAT

BUSINESS RATES

According to the Valuation Office Agency website the current rateable value is £247,000.

Prospective occupiers are advised to make their own enquiries.

SERVICE CHARGE

A service charge is payable by prospective Tenants to maintain the communal areas of The White Horse Business Park. Please apply to agents for more information.

PLANNING USE

The property is already used for light production and warehouse use. 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

EPC

The EPC rating was C [69].

The EPC expiry date is 7 December 2035.

ANTI MONEY LAUNDERING

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

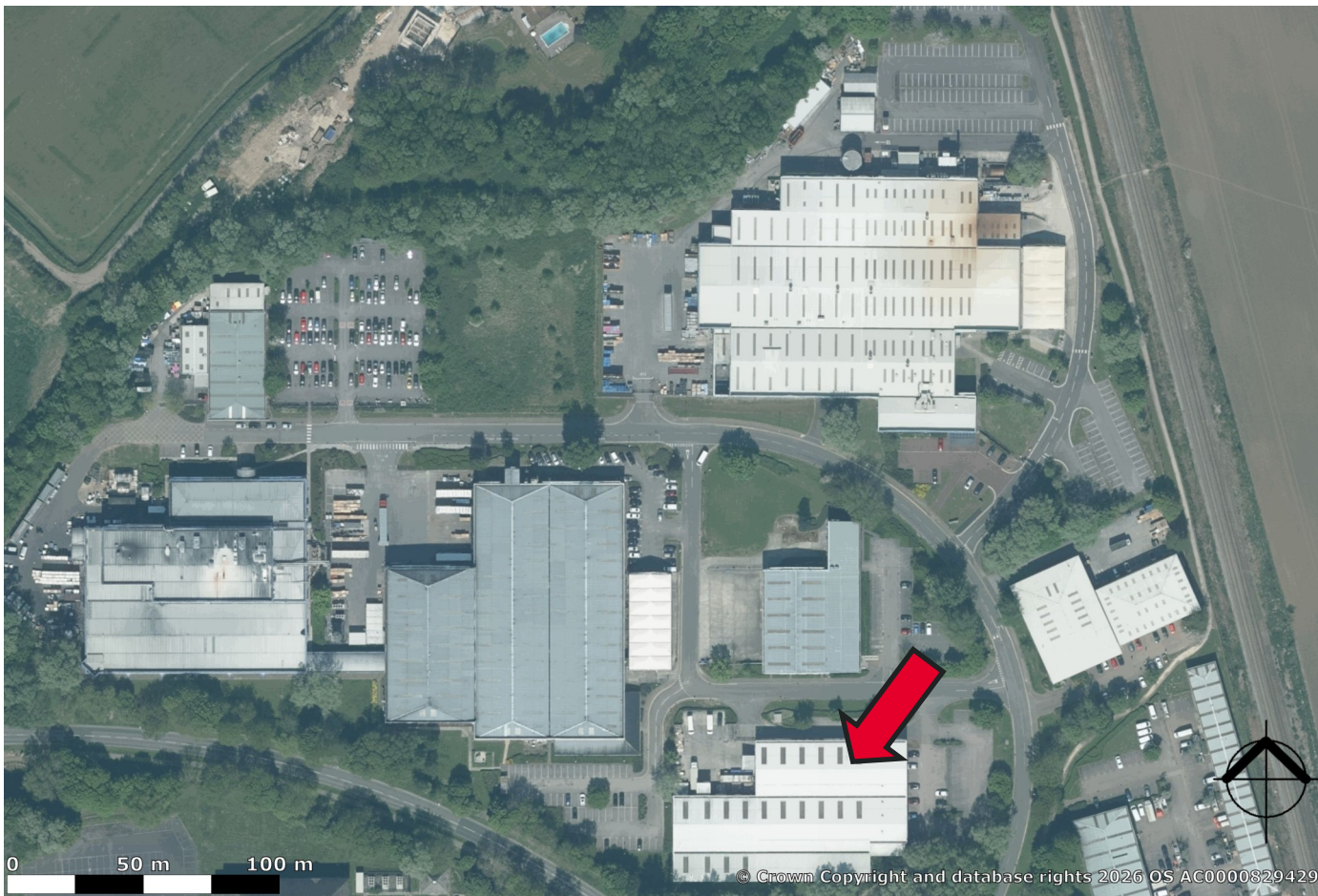
Viewings can be arranged by prior appointment with Carter Jonas

LEGAL COSTS

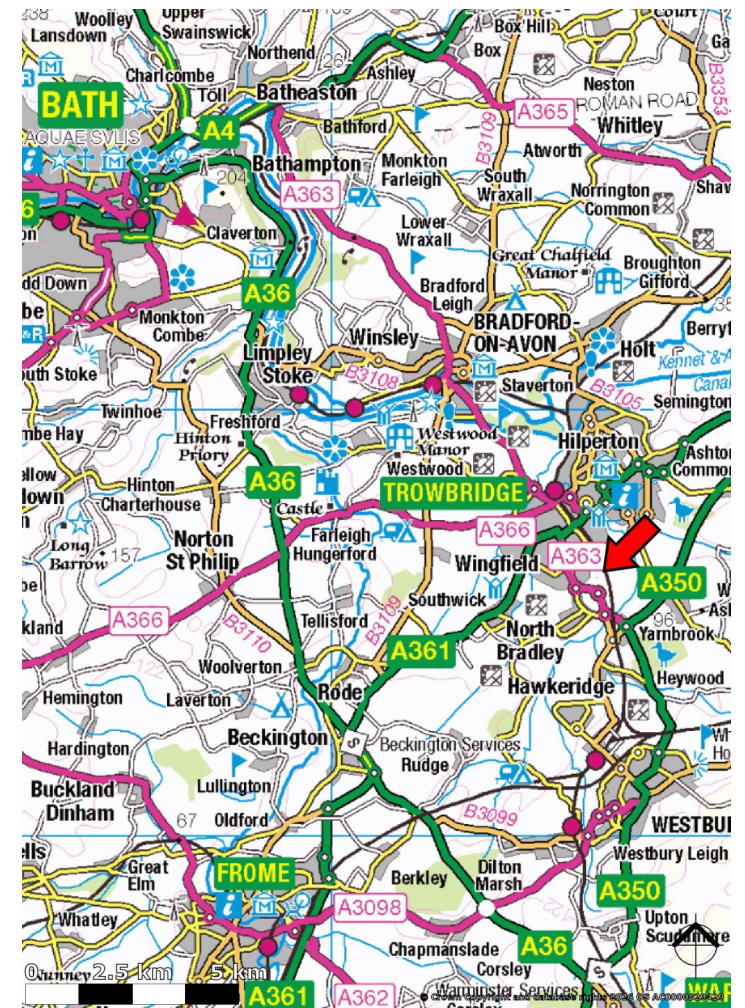
Each party is to be responsible for its own legal costs incurred in any transaction.

SUBJECT TO CONTRACT





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

Colin Scragg

01225 747268 | 07974 399432
Colin.Scragg@carterjonas.co.uk

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.

July 2026

Carter Jonas