

GROUND FLOOR OFFICE TO LET

Carter Jonas



COUNTY GATE
County Way
Trowbridge
Wiltshire
BA14 7FJ

Ground Floor Office To Let

Approximately 4,108 Sq Ft (381.64 Sq M)

- **Prominent high specification offices**
- **Parking**
- **Access to town centre**

LOCATION

Trowbridge is the country town of Wiltshire and is located approximately 13 miles south-east of Bath, 40 miles south west of Swindon and 33 miles north-east of Salisbury. The town has direct access to the A350 which in turn links with Junction 17 of the M4 approximately 20 miles to the north.

Neighbouring towns of Frome, Chippenham and the city of Bath are all within a 30 minute drive of Trowbridge with Bristol and Swindon accessible in under an hour.

The property is situated in a prominent location on County Way / Longbridge Roundabout junction being south of Trowbridge town centre but within easy walking distance of the town centre amenities, to include St Stephens Place and The Shires shopping centre; County Hall and Trowbridge Railway Station.

DESCRIPTION

County Gate is a striking four storey building, constructed of brick and glazed elevations under a pitched slate roof. Constructed in 2005 to a high specification and includes:

- Passenger (8 person) lift
- Ladies and gents WC's on each floor
- Full height glazed entrance foyer
- Air conditioning
- Fully accessible raised floors
- Suspended ceilings
- 10 car parking spaces

ACCOMMODATION

Ground floor office measured on a net internal area basis:

| | | |
|--------------|-------------|-------------|
| Ground Floor | 381.64 Sq M | 4,108 Sq Ft |
| Total | 381.64 Sq M | 4,108 Sq Ft |

TERMS

The ground floor is available to let on terms to be agreed.

QUOTING RENT

£49,995 per annum.

LEGAL COSTS

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

VIEWINGS

All viewings should be arranged through the sole agents Carter Jonas.

BUSINESS RATES

The property is subject to re-assessment.

Prospective tenants are advised to make their own enquiries as to exact rates payable.

VAT

This property is registered for VAT.

EPC

Energy Performance Certificate: B (29)

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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SUBJECT TO CONTRACT

January 2026

Carter Jonas