



**Suite 3C**  
**Willowside Park**  
**Canal Road**  
**Trowbridge**  
**BA14 8RH**

**High Quality Modern Offices**

**Approximately 1,754 Sq Ft (162.95 Sq M)**

- **Open Plan Offices**
- **Raised Floors for Data & Power Access**
- **Allocated On-Site Parking - 8 Spaces**
- **Central Heating**

## LOCATION

Trowbridge is the county town of Wiltshire and lies approximately 10 miles south east of Bath and 25 miles from Bristol. It is located on the A350 linking the M4 to the north and the A303 to the south. Trowbridge lies on the mainline railway connections through Salisbury to Waterloo and on to Bath and Bristol. The town has a resident population of around 50,000 people (2001 census). Trowbridge houses the headquarters of Wiltshire Council.

Willowside park is situated on Canal Road, approximately 2 miles north of Trowbridge town centre. Canal Road is the principal business area within the town and houses a range of industrial, retail warehousing, trade counter occupiers and car showrooms.

## DESCRIPTION

The property comprises a modern self-contained office building arranged on ground and first floor as four independent office suites. Suites C is situated at first floor level. The building is fitted out to a high standard, benefiting from it's own cloakroom and kitchen facilities, and has excellent on-site car parking.

## FURTHER INFORMATION

Should you require further information please contact:

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

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

## RENT

On application

## VAT

VAT will be payable on the rental.

## BUSINESS RATES

To be re-assessed.

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

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor	Sq M	Sq Ft
Suite 3C	162.95	1,754

**SUBJECT TO CONTRACT**

## TENURE

The office suite is available on a new lease on terms to be agreed.

## EPC

The Certificates can be made available to interested parties upon application.

## VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.



## IMPORTANT INFORMATION

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**Carter Jonas**