



**ABR House &
2/2a Prospect Place,
Trowbridge,
Wiltshire
BA14 8QA**

**Part Vacant / Part Income Producing
Office investment**

Total NIA 386.42 sq m (4,145 sq ft)

- Of interest to owner occupiers/investors/developers
- Current income £21,500 pa
- Vacant Offices 2,159 sq ft
- Good on-site parking

LOCATION

The property is situated in a mixed-use location just to the north of Trowbridge town centre with nearby occupiers including residential, retail, leisure and medical occupiers. The property is situated equi-distance between the Canal Road Trading Estate and Trowbridge town centre which is approximately 0.5 miles distance.

Trowbridge is the County Town of Wiltshire and has an expanding population of approximately 47,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the City of Bath 12 miles. There are also excellent high-speed services to London from Westbury, Chippenham and Bath as well as Junctions 17 and 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes away

DESCRIPTION

The subject property is a predominantly single storey detached office building constructed of solid brick elevations under a pitched clay tiled roof. The property has been subject to refurbishment and benefits from replacement upvc double glazed windows and roof mounted solar panels.

2a Prospect Place comprises a detached timber structure The property is currently split into 3 sections with 2 leased offices and ABR House which is currently vacant. ABR House comprises ground and first floor offices and benefits from:

- Gas central heating
- Dado perimeter trunking
- Fitted carpets and recessed spotlighting
- Fire and burglar alarm

To the front of the property is 11 car parking spaces with a further 6 spaces accessed off Lower Court and demised to one of the occupational tenants.

PRICE/RENT

On application

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value:

ABR House: £19,000

2 Prospect Place: £11,50

Current Rate in the £ (2018/19): 0.493

This is an estimate only and takes no account of possible transitional adjustment.

ACCOMMODATION

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

	Sq M	Sq Ft
ABR House—Ground Floor	177.96	1,916
ABR House —First Floor	22.58	243
2 Prospect Place—Relate	126.20	1,358
2a Prospect Place—Revival	59.68	642
Total	386.42	4,159

SUBJECT TO CONTRACT

TENURE

Freehold, with part vacant possession and subject to the following tenancies:-

2 Prospect Place—Leased to Relate Mid Wiltshire for a term of 10 years from 14/04/2014 on FRI terms. Current rent £15,000pa, rent review outstanding from 14/04/2019.

2a Prospect Place—Leased to Revival for a term of 10 years from 13/04/2014 on FRI terms. Current rent £6,500 pa, rent review outstanding from 14/04/2019

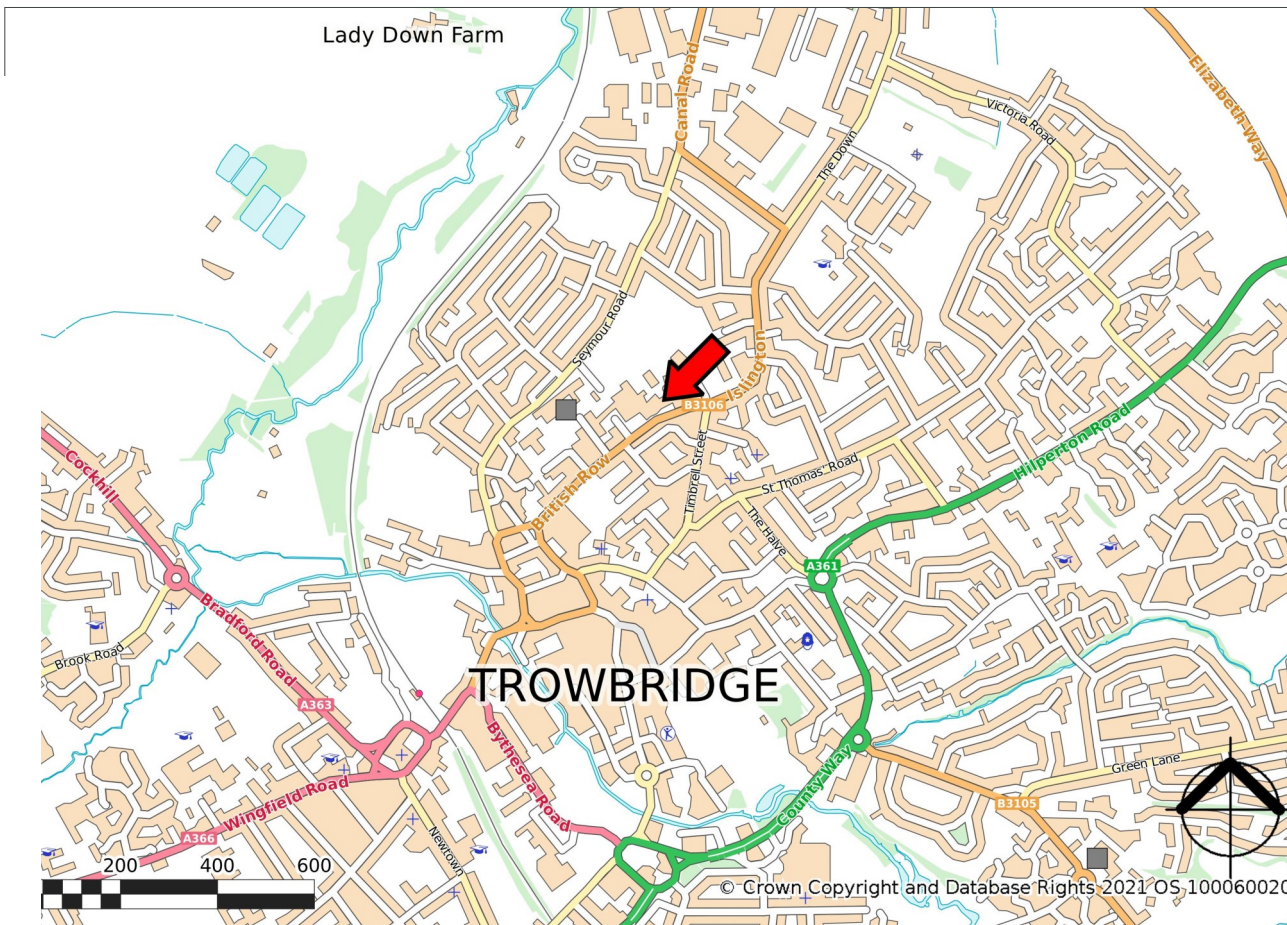
VIEWINGS

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

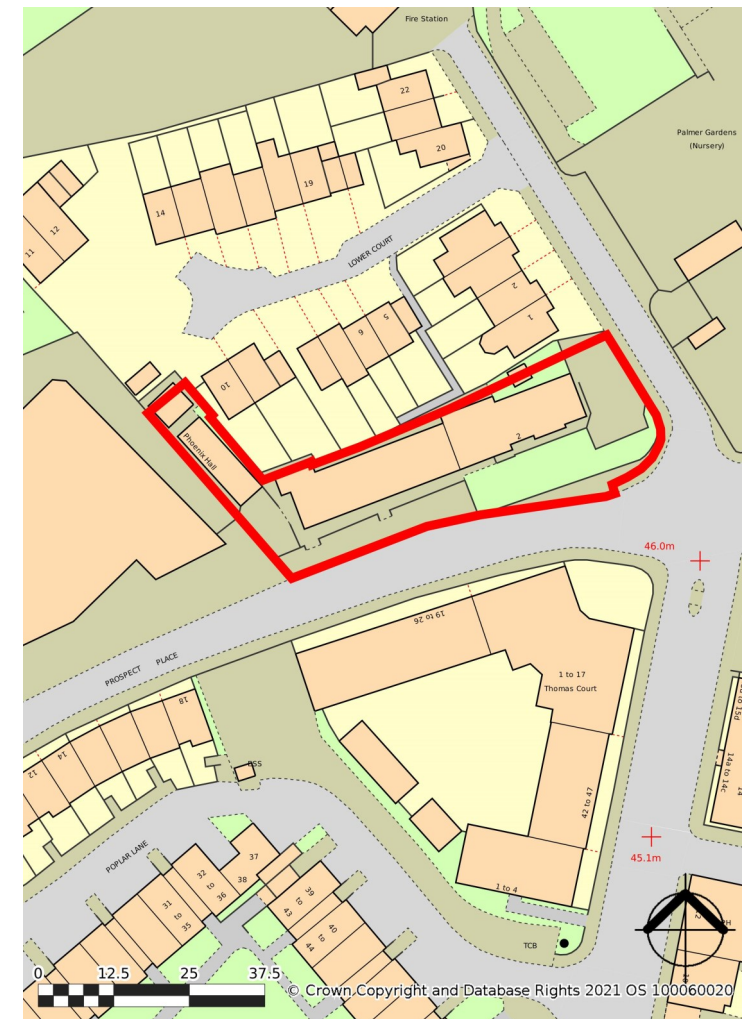
EPC

Vacant Offices—Energy Performance Asset Rating— Band B. The Certificate can be made available to interested parties upon application.





FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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