



**Fortescue House  
Court Street  
Trowbridge  
Wiltshire  
BA14 8FA**

## **Ground Floor Offices**

**Suites from 3,000 to 7,793 Sq Ft  
(278 to 724 Sq M)**

- **Located adjacent to Trowbridge town centre**
- **Walking distance from railway station**
- **Open plan offices**
- **12 allocated car parking spaces**

## LOCATION

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 & 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes' away.

Fortescue House is located on the edge of Trowbridge town centre in a mixed use area. Within a short distance of the property is The Shires Shopping Centre, St Stephens Place and Trowbridge Railway Station..

## DESCRIPTION

The property comprises the ground floor office, is purpose built and has the following benefits:

- Ceiling mounted air conditioning
- Suspended lay in grid ceiling with recessed CAT II light fittings
- Fitted carpet tiles throughout
- Floor boxes
- Double glazed window units
- Disabled WC and shower facilities
- Demountable glazed partition meeting rooms and offices

There are 12 allocated car parking spaces within a secure undercroft and a further 5 spaces may be available, by separate negotiation.

## 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.

## ACCOMMODATION

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

Offices — Flexible space requirements accommodated

278 sq m to 724sq m 3,000 sq ft to 7,793sq ft

## RENT

On application to the letting agents.

## TERMS

A new full repairing and insuring lease for a term to be agreed, subject to contract.

## EPC

The property has an EPC rating of D (84).

## BUSINESS RATES

Rateable Value (2023 List): £91,500

Interested parties should satisfy themselves as to the exact rates payable.

## VAT

All figures are exclusive of VAT, if applicable.

## VIEWINGS

All viewing should be made through the sole agents Carter Jonas, 0117 922 1222.

A virtual video of the premises can also be found by clicking here: [Virtual Video](#)

**SUBJECT TO CONTRACT**

## FURTHER INFORMATION

Should you require further information please contact:

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