



Units 1-4 Epsom Centre
Epsom Square
White Horse Business Park
Trowbridge
BA14 0XG

Ground & First Floor Offices 167.49 sq m
(1,803 sq ft)

- Established Business Park Location
- 7 on site parking spaces
- Nearby Occupiers Include National Trust, Virgin Care & H J Knees

LOCATION

Trowbridge is the County town of Wiltshire and is situated in the west of the county, approximately 8 miles from Bath and 20 miles from Bristol. It is linked by the A361 to A36 Southampton to Bristol trunk road and the A350 to Melksham and Chippenham and the M4, approximately 18 miles to the north.

White Horse Business Park lies on the southern edge of the town. It is a landscaped Business Park of around 65 acres and home to a range of office and industrial businesses including National Trust, Virgincare and H J Knees.

DESCRIPTION

Units 1- 4 Epsom Court is a modern two storey office building of brick elevations. Under a profile metal roof with a business unit attached. It has its own dedicated car parking.

The office accommodation is fitted to a good specification and benefits from:

- Double glazing
- Gas central heating via radiators
- Suspended ceilings with CAT II lighting
- Perimeter trunking
- Offices are a mix of open plan and cellular office space

RENT/PRICE

Rent: £20,000 per annum exclusive . On application if you are interested in part only.

Price: On application.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

To be reassessed.

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
Ground Floor—Offices	80.54	867
First Floor—Offices	86.95	938
Total NIA	167.49	1,803

LEASE TERMS

A new full repairing and insuring lease for a term of 7 years, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the Estate.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

EPC

The property has an EPC rating of D [76].

VIEWINGS

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

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

SUBJECT TO CONTRACT

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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