



**Holloway House  
White Horse Business  
Park  
Trowbridge  
Wiltshire, BA14 0XG**

**Modern Office Suites At Ground And First Floor Levels**

**Approximately From 160.51 Sq M (1,720 Sq Ft) To 258.65 Sq M  
(2,784 Sq Ft)**

- **Established Business Park Location**
- **Good Car Parking Provision**

## LOCATION

Trowbridge is the county town of Wiltshire, located on the A361 approximately 3 miles south east of the strategic A350 and approximately 16 miles south of junction 17 of the M4 motorway. Train services link the town to Bath, Bristol, Salisbury and London Waterloo. The urban population is estimated to be 45,000 (source: Wiltshire Council).

The White Horse Business Park is located to the south of the town, close to the strategic A350 trunk road. The business park was established in the late 1980's and now supports a wide range of businesses, including significant employers such as the National Trust, Virgin Care, THG Labs and Novium.

## DESCRIPTION

Holloway House comprises a purpose-built, two-storey pavilion style office building of traditional steel portal frame construction, with brick and profile steel elevations under a profile steel roof. The property comprises ground and first floor offices with the following benefits:

- Double glazed windows.
- Passenger lift.
- Suspended ceiling with Cat II lighting.
- Comfort cooling.
- Good parking provision.
- Facility for high speed lease line data connection.

## TERMS

The offices are available on new leases for a term of years to be agreed.

## BUSINESS RATES

Current Rateable Value:

Suite 2 - £34,500 (2023 List)

Suite 4 - £23,000 (2023 List)

Current Rate in the £ 0.499 (2023/24)

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

## ACCOMMODATION

The premises extend to the following approximate Floor Areas:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor		
Suite 2	258.65	2,784
First Floor		
Suite 4	160.51	1,720

## TENURE

The premises are available on a new full repairing and insuring Lease for a term of years to be agreed.

## VIEWINGS

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

## EPC

Energy Performance Asset Rating 64 (Band C). The Certificate can be made available to interested parties upon application.

## RENT

Suite 2 - £29,000 per annum exclusive.

Suite 4 - £18,000 per annum exclusive.

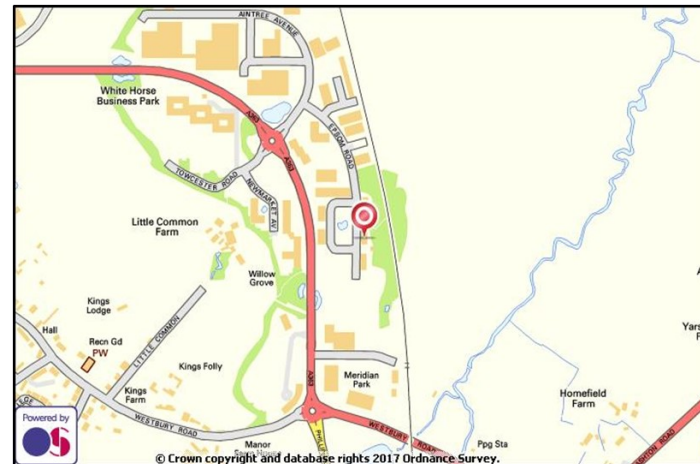
A service charge will also apply.

## VAT

All figures are exclusive of VAT, if applicable.

**SUBJECT TO CONTRACT**

**April 2023**



## FURTHER INFORMATION

Should you require further information please contact:

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

**Colin Scragg**

T: 01225 747 268 / 07974 399432

E: [Colin.Scragg@carterjonas.co.uk](mailto:Colin.Scragg@carterjonas.co.uk)

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

## 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.

# Carter Jonas