

# Myddelton&Major

TO LET



Monckton House, Epsom Centre,  
White Horse Business Park,  
Trowbridge, BA14 0XG

Office Suites

From 1262 to 3285 sq ft  
(117.24 to 305.18 sq m)

Quality Modern Office  
Suites



## 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 onto Bath and Bristol. The town has a resident population of 37,200 people (Source: 2021 Census). Trowbridge houses the headquarters of Wiltshire Council.

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 Danone Nutria, National Trust, Virgincare and H J Knees.

## Description

Monckton House is a modern detached two storey office building of brick elevations. It has its own dedicated car parking. It is arranged as ground and first floor offices, accessed from a shared entrance reception with stairs and lift to first floor.

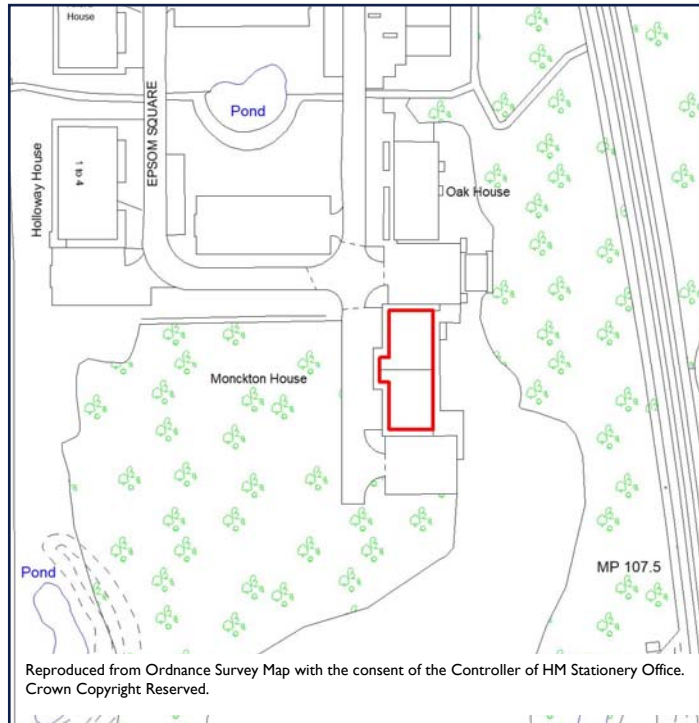
The ground floor office accommodation is principally open plan with suspended ceilings with recessed Category II lighting and air conditioning providing heating and cooling. There are WC and kitchen facilities.

A number of internal partitions have been created for meeting rooms and storage space.

The space would lend itself to division into two separate suites or letting as a whole.

## 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.



## Accommodation

Suite 1	<b>1262 sq ft</b>	(117.24 sq m)
Suite 2	<b>1490 sq ft</b>	(138.42 sq m)
As a Whole	<b>3285 sq ft</b>	(305.18 sq m)

## Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

## Lease Terms

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the building and Estate.

## Rent

<b>Suite 1</b>	-	<b>£13,950 per annum exclusive.</b>
<b>Suite 2</b>	-	<b>£16,250 per annum exclusive.</b>
<b>As a Whole</b>	-	<b>£35,000 per annum exclusive.</b>

## VAT

VAT is payable on the rent.

## Business Rates

Rateable Value: £35,750.\*

Rates payable for year ending 31/03/24: £17,839.25.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## Energy Performance

The property has an EPC rating of C53.

## Viewing

Strictly by appointment only.

Ref: DS/JW/18316

## Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.