



TO LET

Office Suite
1832 sq ft (170.20 sq m)

- Ground Floor Accommodation with Internal & External Access
- Mainly Open Plan Accommodation
- Could be used for Alternative Uses (Subject to Planning)
- Near Train Station
- Parking Available

Station Road, Westbury

Suite B, Floor 1, Bridge House, Station Road, Westbury, BA13 4HR

LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300. (Source 2021 Census). Trowbridge is approx. 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

The property is situated on Station Road 0.5 miles north west of the town centre, adjacent to Westbury's Railway Station and the established industrial areas of Brook Lane, Northacre Industrial Park and West Wilts Trading Estate.

DESCRIPTION

The property comprises a five storey office building with on site parking.

Suite B is situated at ground floor level with its own internal and external access doors. The accommodation is mainly open plan with 2 private offices. There are separate male, female and disabled WC's.

The suite is neutrally decorated with carpet flooring and a suspended ceiling with LED lighting and benefits from central heating.

Externally there is a shared use parking area.

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.

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: 0300 456 0114.

ACCOMMODATION

Suite B **1832 sq ft** (170.20 sq m)

LEASE TERMS

A new full repairing and insuring lease 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.

RENT

£11,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £16,000.*

Rates payable for year ending 31/03/27: £6,912.

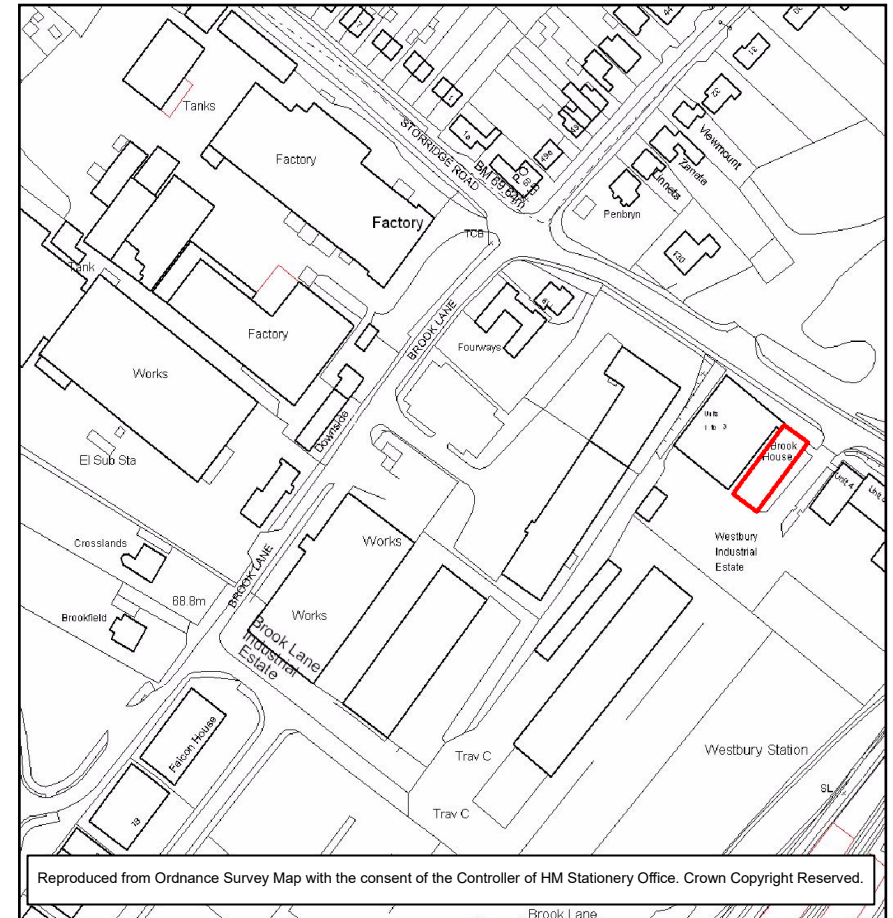
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, gas, 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.

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.



ENERGY PERFORMANCE

The property has an EPC rating of B44.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17537-BH

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.