

### TO LET

Business/Trade Counter Unit  
4834 sq ft (449.08 sq m)

- Well Located Business Park
- Modern End of Terrace Unit
- Fully Fitted First Floor Open Plan Office
- 12 Allocated Parking Spaces

## White Horse Business Park, Trowbridge

Unit C, Epsom Court, White Horse Business Park, Trowbridge, BA14 0XF



## 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

The property comprises a modern end of terrace business unit, providing ground floor workshop/warehouse space and first floor high quality fitted offices. The building is of steel portal frame construction with insulated profile steel sheeting to walls and roof. It comprises a entrance foyer on ground floor with stairs leading to modern open plan offices at first floor, which incorporate suspended ceilings with LED lighting, air conditioning and perimeter trunking. There are kitchen and cloakroom facilities. The ground floor is serviced by and up and over shutter door leading to workshop/warehouse space. There are 12 allocated parking spaces.

**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

Ground Floor		
Workshop &		
Stores	<b>2808 sq ft</b>	(260.86 sq m)
First Floor		
Offices	<b>2026 sq ft</b>	(188.21 sq m)
<b>Total</b>	<b>4834 sq ft</b>	<b>(449.08 sq m)</b>

## 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 Business Centre.

## RENT

£38,500 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

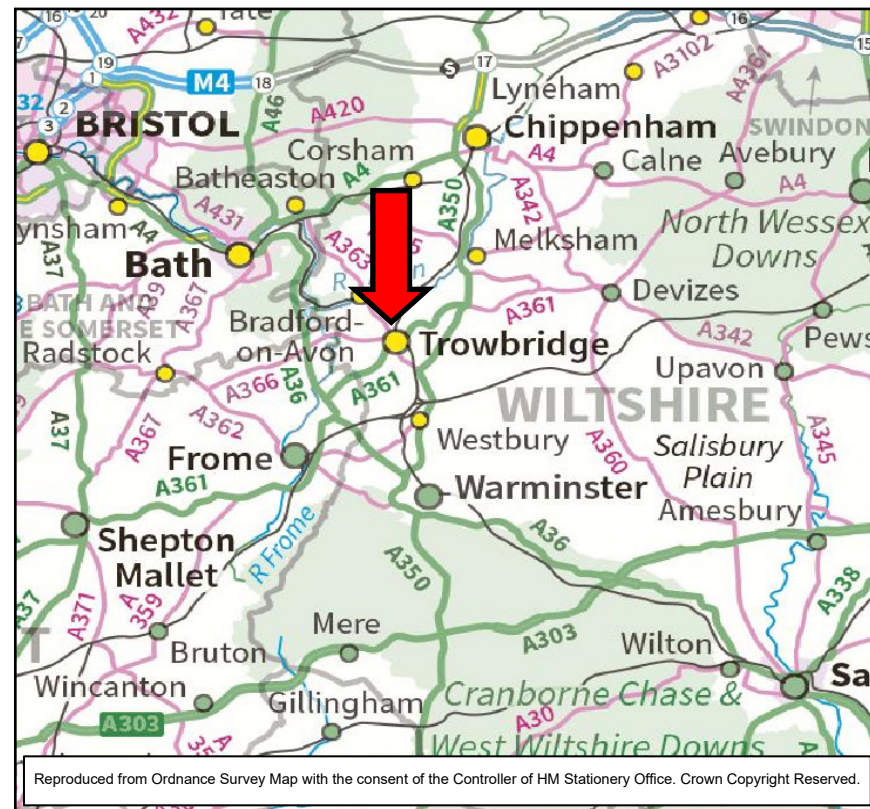
## BUSINESS RATES

Rateable Value: £22,250.\*

Rates payable for year ending 31/03/26:  
£11,102.75.

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

**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).



## 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 B36.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/19714

**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.