



### FOR SALE

Office Investment  
6436 sq ft (597.90 sq m)

- High Yielding Office Investment
- Modern Office Building on Established Business Park
- Let to Two Tenants Producing £72,850 pa
- Private Car Park

## White Horse Business Park, Trowbridge

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





## Tenancy Schedule

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

Suite	Tenant	Term	Rent Review	Break	Rent (£/pa)
Ground Floor	Bendac Labs Ltd	5 years with effect from 14 December 2023	14 December 2026	13 December 2026 on 6 months notice	£35,000
First Floor	Mathematics in Education & Industry	6 years with effect from 1 September 2022	1 September 2025	Anytime from 1 September 2024 on 12 months notice	£37,850
<b>Total Current Income</b>					<b>£72,850</b>

Mathematics in Education and Industry is a charity committed to improving live through maths education. Company No: 03265490  
Turnover Year ending March 2023: £9.9 million. Total charity funds: £1.292 million.

Bendac Labs Ltd is a specialist in the provision of LED display technology. Company No: 13500674. 3 months rent deposit.