



CSquared

TO LET

Ground Floor Offices, Newbury House,
White Horse Business Park, Trowbridge, BA14 0XB





TO LET

Modern Ground Floor Office Suite

LOCATION

Trowbridge is the county town of Wiltshire, located on the A361 approximately 3 miles southeast of the A350 and 16 miles south of junction 17 of the M4. Train services link the town to Bath, Bristol, Salisbury and London Waterloo. 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, Nutricia and Hitachi Capital.

The Park is well served for amenities with a Budgens Supermarket, Greggs and Costa Coffee all within walking distance of Newbury House.

DESCRIPTION

The offices comprise part of the ground floor of a purpose-built, two-storey pavilion style office building. The building is constructed of traditional steel portal frame with brick and profile steel elevations under a profile steel roof. The ground floor comprises open plan office space with the following benefits:

- Double glazed windows
- Perimeter trunking
- Mix of LED/ spot lighting
- 3 pipe air conditioning
- Electric convector heating
- Parking for 12 cars

ACCOMMODATION

We understand the net internal floor areas (IPMS 3: Offices) are as follows:-

Ground Floor	308.84 Sq M	3,319 Sq Ft
Total	308.84 Sq M	3,319 Sq Ft

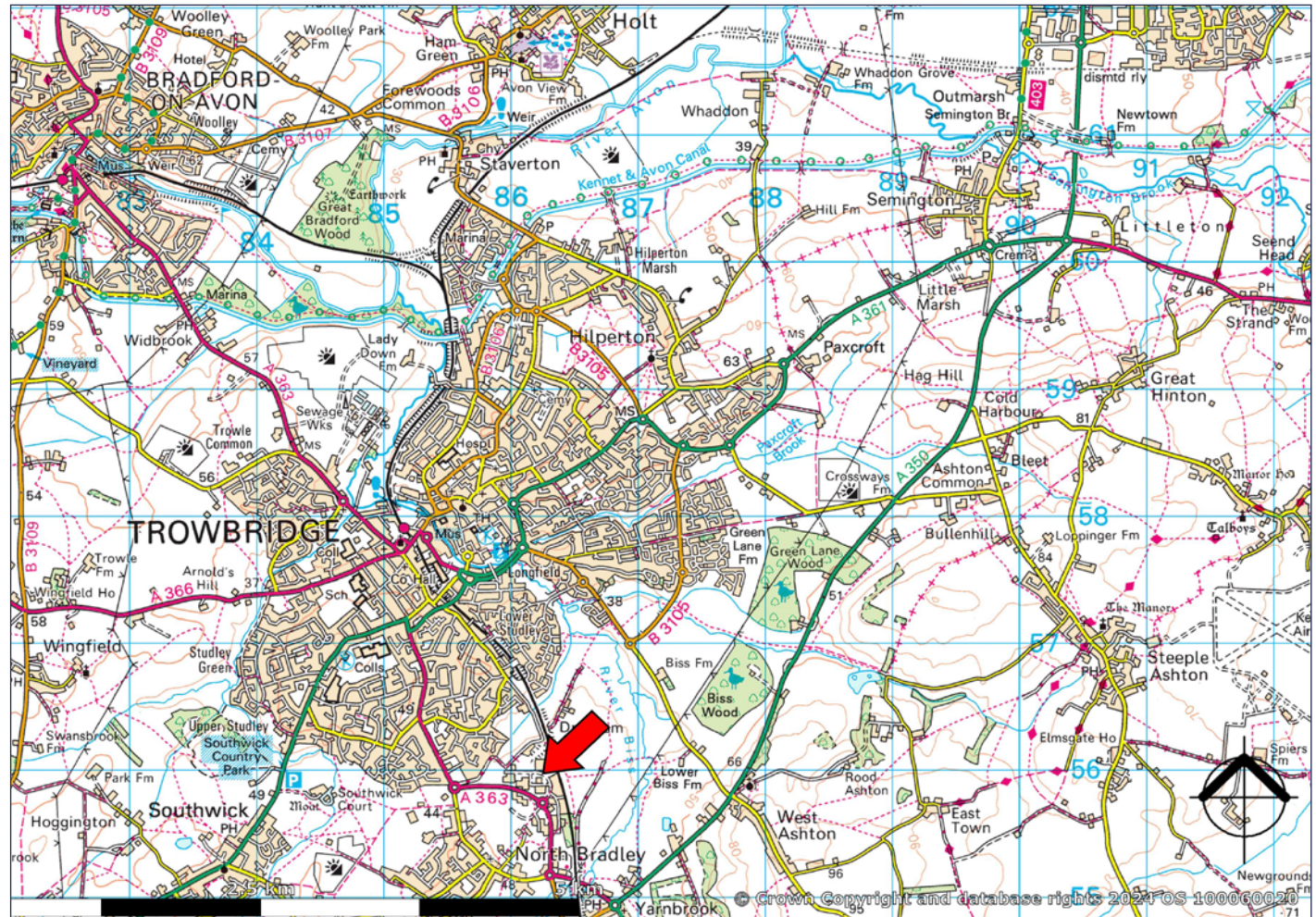
Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

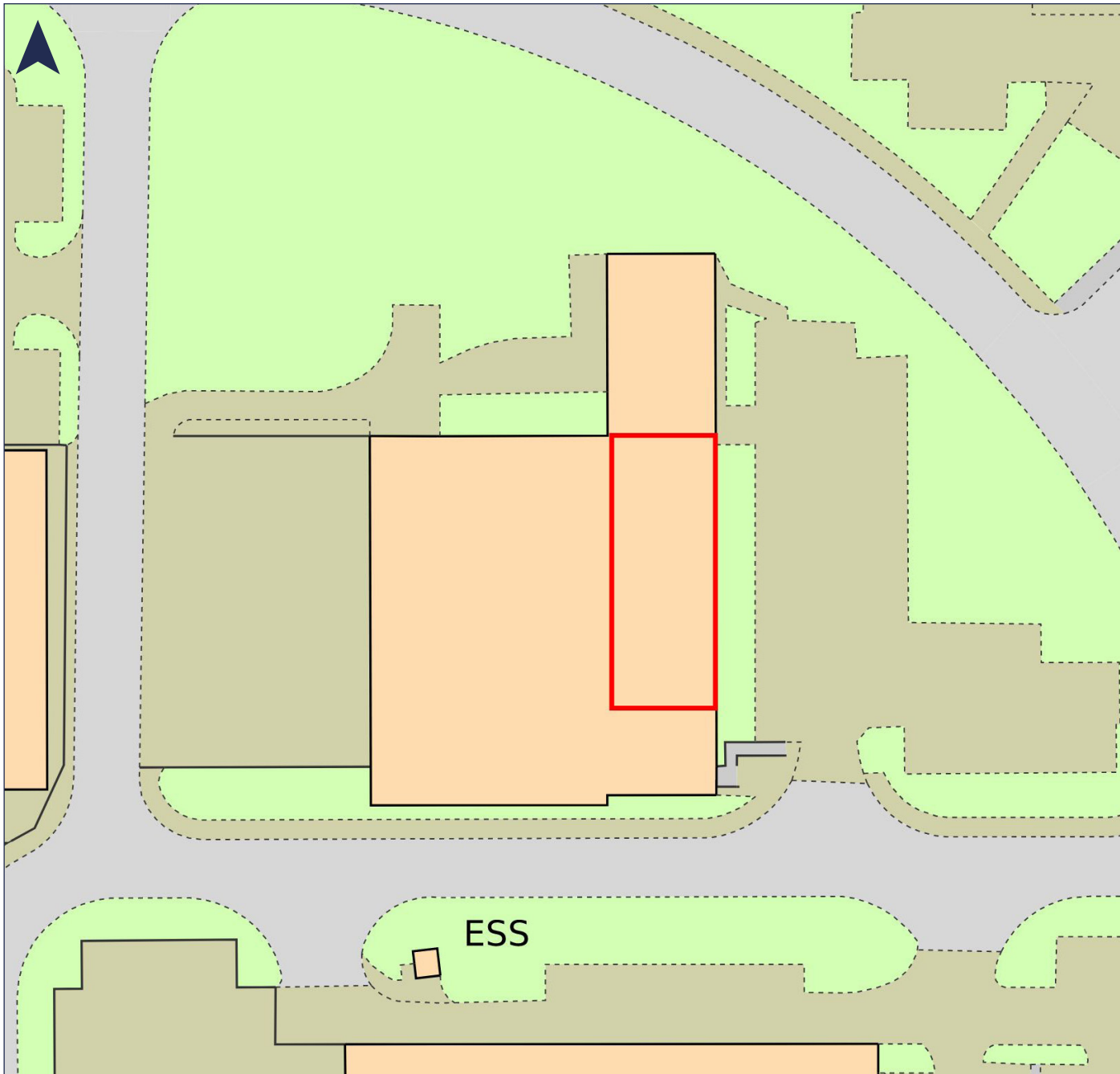
TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease via a service charge at a rent of £33,000 pa excluding VAT.

VAT

VAT is applicable.





EPC

Please enquire with the agent for the precise asset rating.

RATING ASSESSMENT

We recommend interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

SERVICE CHARGE

A service charge is levied in respect of the demise and the wider estate in the interests of good estate management. The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

Emily Dagg

M 07398 637 345

E Emily.dagg@cs-re.co.uk

Nathan Clark

M 07983 460 230

E Nathan.clark@cs-re.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432 789
e info@cs-re.co.uk

www.cs-re.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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