

Wessex House

Station Road, Westbury, BA13 3JN

COOPER
AND
TANNER



Description

Wessex House comprises modern detached office premises which offer extensive office accommodation over three floors benefiting from full gas fired central heating and good IT/telecom provision. Good onsite parking provision. The site has direct road frontage to and access from Meadow Lane. Office suites are suitable for a wide range of business occupiers.

Office 1B – 18.12m² £1,575.60 p.a. excl + VAT Service Charge £1,361.10 +VAT
Office 2P – 14.2m². £1,217.06 p.a. excl + VAT Service Charge £1,053.98 +VAT
Office 2A – 28.62m². £2,450.24 p.a. excl + VAT Service Charge £2,121.92 +VAT
Office 2 O/N – 33.5m² - £2,909.66 p.a. excl + VAT Service Charge £2,519.78 + VAT

Service charge covers reasonable consumption of heating, lighting, electricity, water and maintenance of common areas.

Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- A deposit will be payable. Tenant will contribute towards Landlords legal costs of £200 +VAT.
- Subject to references.

Rents from £1,121 p.a. + VAT



Agents Notes

1. Tenancies are subject to satisfactory references.
2. It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
3. The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.leasingbusinesspremises.co.uk>

Property Information

Local Council: Wiltshire Council ☎ 0300 456 0100

Business Rates: To be reassessed. (Small business rates may apply)

Services: We understand mains water and electricity, gas and drainage are connected. Gas fired heating. (Services and appliances not tested).

Tenure: Leasehold

EPC Rating: D/80

VAT: We understand that VAT is payable on the rent and service charge.

Viewing: By appointment only through the agents **Cooper and Tanner LLP**.

COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 03450 34 77 58

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers 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.

