

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

Offices

3285 sq ft

(305.18 sq m)

**To Let**



## LOCATION

Trowbridge is the County town of Wiltshire and is situated in the west of the county, approximately 8 miles from Bath and 20 miles from Bristol. It is linked by the A361 to A36 Southampton to Bristol trunk road and the A350 to Melksham and Chippenham and the M4, approximately 18 miles to the north.

## SITUATION

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, Virginicare and H J Knees.

## DESCRIPTION

Monckton House is a modern detached two storey office building of brick elevations. It has its own dedicated car parking. It is arranged as ground and first floor offices, accessed from a shared entrance reception with stairs and lift to first floor.

The ground floor office accommodation is principally open plan with suspended ceilings with recessed Category II lighting and air conditioning providing heating and cooling. There are WC and kitchen facilities.

A number of internal partitions have been created for meeting rooms and storage space.

## ACCOMMODATION

Ground Floor **3285 sq ft** (305.18 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 and Estate.

## RENT

**£35,000 per annum exclusive.**

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £31,750.\*

Rates payable for year ending 31/03/21: £15,843.25.

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

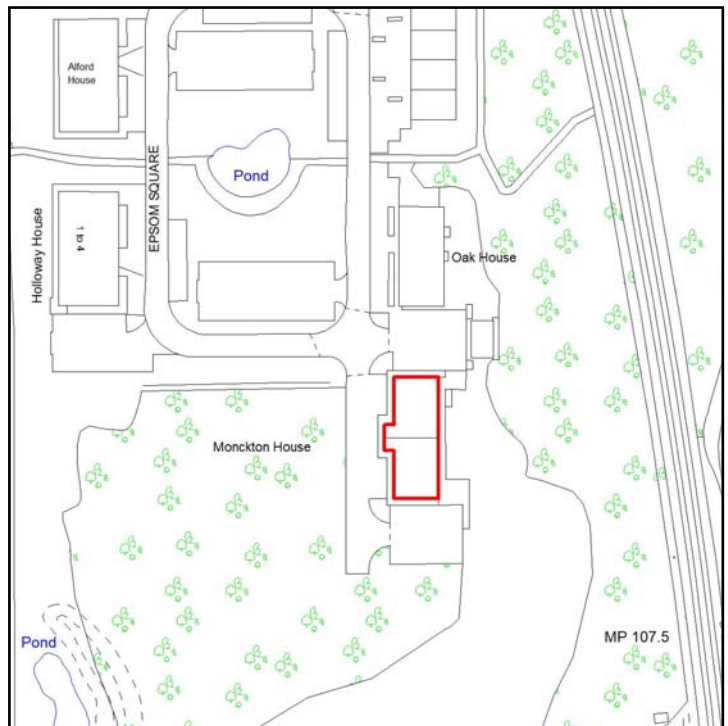
## SERVICES

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.

## 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: 01225 776655.



## ENERGY PERFORMANCE

The property has an EPC rating of C53.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/18316

## 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).

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