



TO LET

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

Colston & Colston
chartered surveyors

TO LET

Well-Appointed Office & Workshop Available to Let

LOCATION

The White Horse Business Park is located approximately 1.5 miles south of Trowbridge adjacent to the A363, the Park enjoys easy access via the A350 with the M4 motorway, Junction 17 (Chippenham) and Junction 18 (Bath); and the M3 via the A36 and the A303. Westbury is 10 minutes' drive providing regular train services to London Paddington and the West Country.

DESCRIPTION

Unit C is situated in Epsom Centre and comprises an end of terrace single-storey light industrial building of steel portal frame construction with brick block cavity walls, providing modern, open plan, self-contained office accommodation over an extensive mezzanine level, and self-contained warehouse / workshop accommodation at ground floor, accessed via separate personnel doors through a reception foyer at ground floor. The unit has most recently been used for a trade counter and registered office of electrical products and solutions.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Ground Floor - Workshop	193.83 Sq. M	2675 Sq. Ft
Mezzanine - Office	248.51 Sq. M	2086 Sq. Ft
Total	442.34 Sq. M	4761 Sq. Ft

All figures taken in accordance with IMPS, incorporating the Code of Measuring Practice 6th Edition

TENURE

Rent on application.

RATING ASSESSMENT

Rateable Value	£22,250
UBR (18/19)	.480
Rates Payable	£10,680

Rates payable subject to small business rate relief eligibility.

We recommend any interested parties make their own enquiries to Wiltshire Council (0300 456 0100) to verify these figures.

LEGAL COSTS

Each party to bear their own legal and professional fees incurred in the transaction.

EPC

Available upon request.

FOR FURTHER INFORMATION

Allan Lloyd
01225 904704
07527 388036
ahl@colstonandcolston.com

Colin Scragg
01225 747268
colin.scragg@carterjonas.co.uk

SUBJECT TO CONTRACT

19-Feb-19



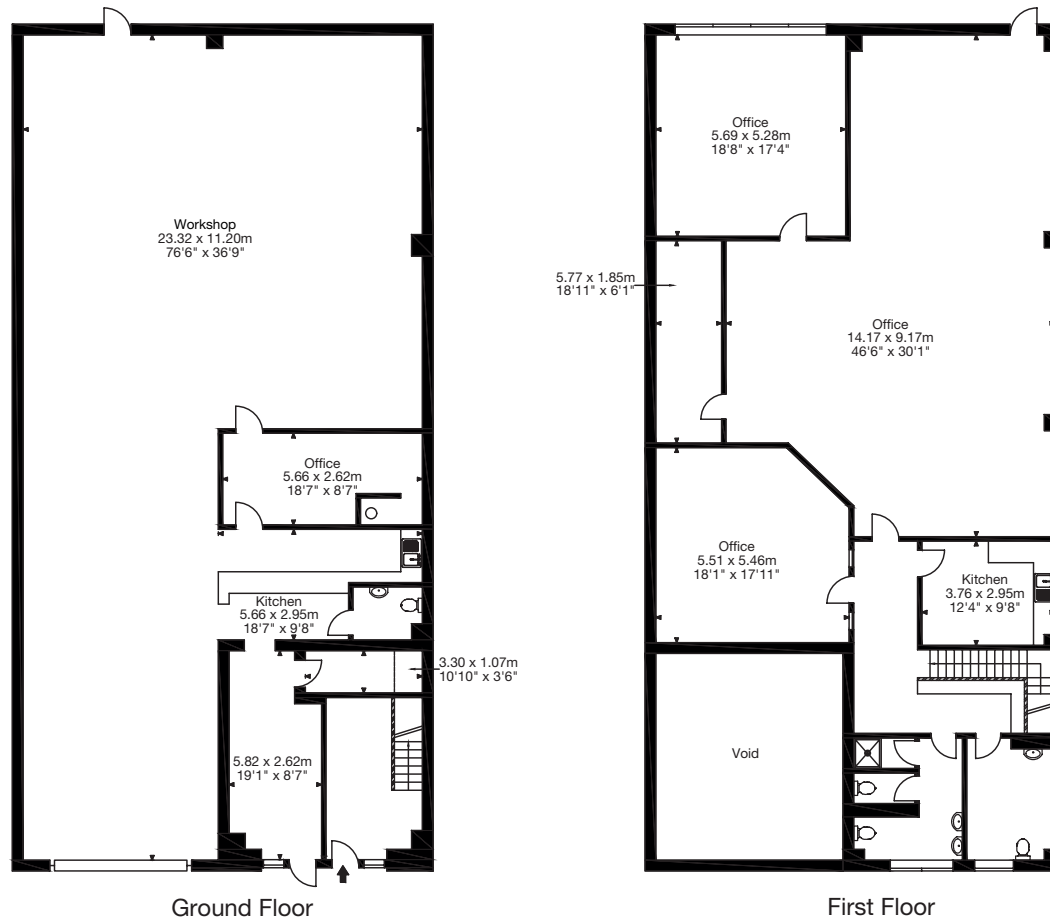
Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing Colston & Colston has any authority to make representation or 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.

Colston & Colston LLP is a limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 12B George St, Bath, BA1 2EH Regulated by RICS.

4 Queen Square, Bath BA1 1HE t 01225 904704 f 01225 904 705 e info@colstonandcolston.com www.colstonandcolston.com

Colston & Colston
chartered surveyors

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



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 Colston & Colston 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.

Colston & Colston LLP is a limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 12B George St, Bath, BA1 2EH Regulated by RICS.

4 Queen Street, Bath BA1 1HE t 01225 904 704 f 01225 904 705 e info@colstonandcolston.com www.colstonandcolston.com

Colston & Colston
chartered surveyors