



**TO LET (MAY SELL)**



# 4 British Row

Trowbridge BA14 8PB

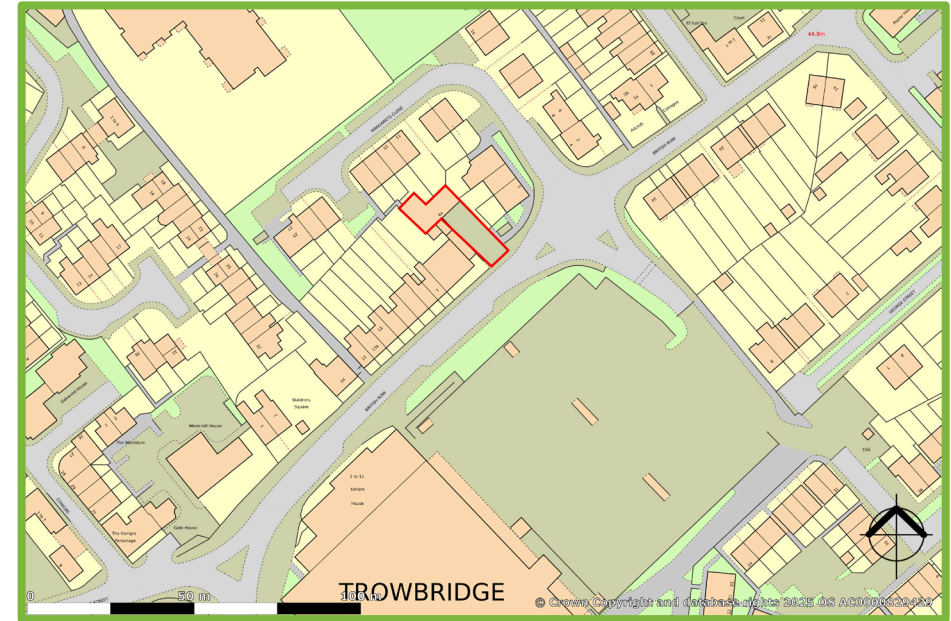
Workshop 1,197 sq ft (111 sq m) gross internal with parking

# Location

Trowbridge is Wiltshire's County Town located approximately 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol.

British Row is situated on the immediate edge of the town centre opposite a large Sainsburys supermarket and close to the new Hospital due to be opened in 2026.

The town centre offers a variety of retail and leisure facilities with the town centre being just a few hundred yards distant. Trowbridge Railway Station is approximately half a mile away from the Property to the southwest.



**A350**



**4 miles east**

**M4 – J18**



**13 miles north-west**

**Chippenham**



**17 miles**

**Railway Station**



**1/2 mile**

# Accommodation

## Description

The premises comprise a steel framed open plan workshop with painted concrete floor and painted blockwork walls. The roof incorporates rooflights and an eaves height of 2.8M at the lowest point rising to 5.4M at the rear.

The unit is accessed via double metal loading doors measuring 2.5M by 2.5M with an additional upvc double glazed pedestrian door & window leading to a reception/office area and a kitchenette facility. There is a single wc facility.

The accommodation benefits from hanging strip lighting and a three phase power supply.

## Parking

The accommodation has a large area of concrete hard standing to the front of the building which can accommodate 4 vehicles with a further two if parking in tandem. In addition, there is parking available on the road.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area         | sq ft        | sq m       |
|--------------|--------------|------------|
| Workshop     | 1,197        | 111        |
| <b>TOTAL</b> | <b>1,197</b> | <b>111</b> |

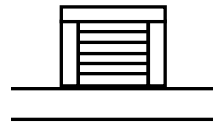
### Nearby Amenities



### Extensive on-site parking



### Level loading door



### Three phase power



### Hanging lighting



### Kitchenette



### WC facilities



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for workshop and storage use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 456 0100 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## Business Rates

The Premises are assessed as “Workshop & Premises” with a Rateable Value of £6,200. Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Lease Terms

The property is available to lease on a new full repairing lease direct from the Landlord for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of VAT.

## Purchase Price

Consideration will be given to the freehold sale of the Property at a guide price of £150,000 exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references will be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## Anti Money Laundering

Any successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
7 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD  
[www.alderking.com](http://www.alderking.com)



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**AK Ref:** JDG/102073 **Date:** 12/2025 **Subject to Contract**



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

