

Land adjacent to The Pavilions  
White Horse Business Park  
Trowbridge, Wiltshire  
BA14 OXA

Land with Development Potential  
(Subject To Planning)

Plots available from 0.32 - 1.04  
acres (0.13 - 0.42 ha)

- Established Business Park Location
- Approximately 0.28 miles from Trowbridge Retail Parks
- Close Proximity to Established Car Show Rooms
- 0.5 miles from A350

## LOCATION

White Horse Business Park is widely established and known to be the most important regional business park south of the M4. Occupying 65 acres, this highly landscaped business park is home to a wide range of high-profile occupiers, including LF Beauty, DTR VMS, Danone/Nutricia and The National Trust.

Trowbridge is the county town of Wiltshire and has a population of approximately 45,000 and sits within an employment catchment area of some 350,000 people within half an hour's drive, including the city of Bath. The town has excellent transport links, as it is situated on the A350 which joins the M4 at Junction 17 and the A303 to the south. In addition, there are good rail connections from Trowbridge and Westbury, which provides a high-speed link to London (Paddington).

The land occupies a strategic location fronting the A363 approximately 1 mile south of Trowbridge town centre and a short distance from established retail parks and car showrooms, with direct access from Park Central roundabout.

## DESCRIPTION

The land comprises 5 plots with access from the main A363. The plots were previously used as car parks associated with the former Virgin Mobile Telecoms offices known as The Pavilions. Access to the site is gained via the central roundabout, which provides access to all buildings on the White Horse Business Park. Direct access or egress from the A363 to the larger part of the site might be a possibility but, if permitted, is likely to be limited to either access or egress one way only involving a road re-alignment.

Plot sizes are as follows:-

Plot 1	0.42 ha (1.04 ac)
Plot 2	0.19 ha (0.48 ac)
Plot 3	0.23 ha (0.58 ac)

Plot 4	0.26 ha (0.65 ac)
Plot 5	0.13 ha (0.32 ac)

## PLANNING

The land is considered to have potential for re-development for commercial purposes. A Pre-app has been undertaken and is available to interested parties. Further enquiries can be made with the Local Planning Officer at Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN, T: 01225 776655.

The adjoining Pavilion Buildings have recently received permitted development consent for change of use to residential (Application No. 17/05497/PNCOU). Total number of units 104, comprising 3 studios, 34 one-bed and 67 two-bed units divided across the three Pavilions.

## TENURE

The entire site is held under four 999 year leases at peppercorn rents subject to estate service charges. Residential use for the vacant land is prohibited under the terms of that lease.

## QUOTING PRICES

Please apply to the agents.

## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. Please apply to the agents for budget service charge and insurance information.

## SERVICES

Prospective purchasers to make their own enquiries concerning utility services to the land.

## VAT

All prices are exclusive of VAT.

### Subject to contract

*Illustration for Indicative Purposes Only*



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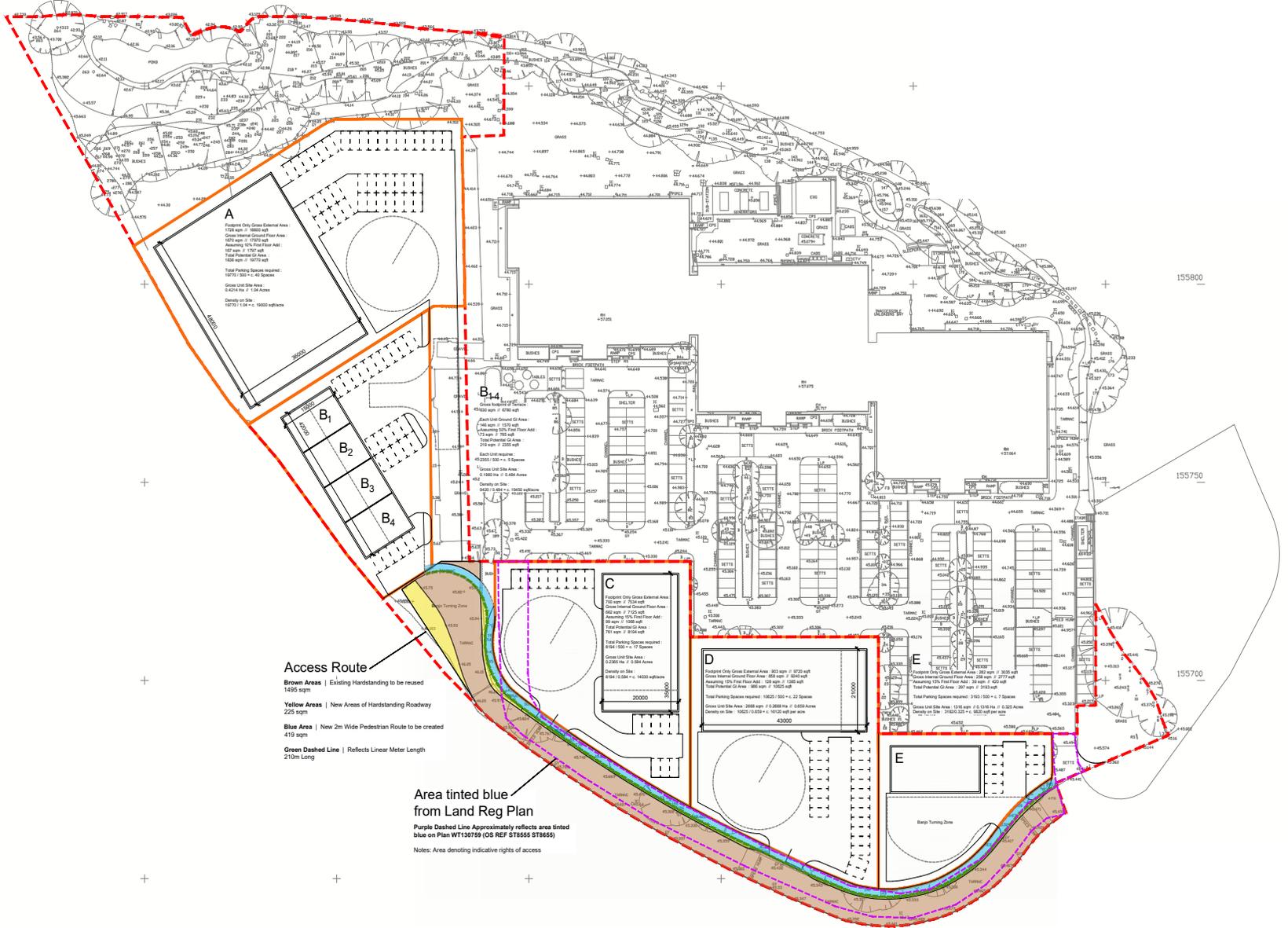
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**Access Route**

- Brown Areas** | Existing Handstanding to be reused  
1495 sqm
- Yellow Areas** | New Areas of Handstanding Roadway  
419 sqm
- Blue Area** | New 2m Wide Pedestrian Route to be created  
419 sqm
- Green Dashed Line** | Reflects Linear Meter Length  
210m Long

**Area tinted blue from Land Reg Plan**

Purple Dashed Line Approximately reflects area tinted blue on Plan W1130799 (OS REF S18565 ST8565)

Notes: Area denoting indicative rights of access

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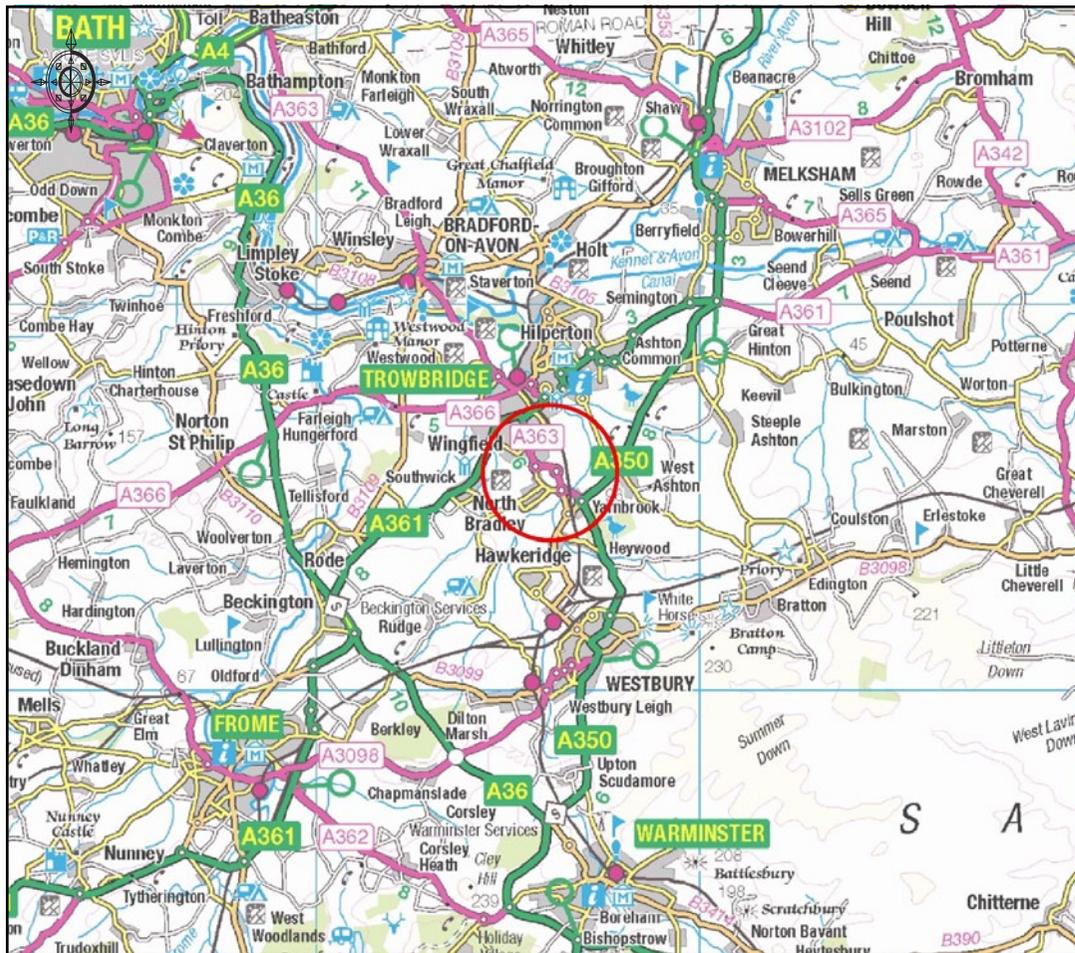
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## FURTHER INFORMATION

Should you require further information please contact:

Alison Williams MRICS

T: 01225 747241 | M: 07917 041109

alison.williams@carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Colin Scragg FRICS

T: 01225 747268 | M: 07974399432

colin.scragg@carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

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