

TO LET

Carter Jonas



**Manvers House
Kingston Road
Bradford on Avon
BA15 1AB**

Refurbished Period Building with Open Plan Extension
Suites and Self-contained Offices Available from 185.11
SqM up to 777.49 SqM (1,992 SqFt – 8,367 SqFt)

- Centrally Located In Town Centre
- Adjacent To Kingston Mills Retail Centre
- On Site Secure Parking
- Air Conditioned

LOCATION

Bradford On Avon is an attractive West Wiltshire market town with a resident population approaching 15,000 but with a wider catchment from the surrounding villages. It is well situated regionally, offering good road and rail communications to the neighbouring town of Trowbridge (c. 5km by road, c. 6 minutes by rail) and the cities of Bath (c. 13km by road, c. 14 minutes by rail) and Bristol (c. 31 km, c. 30 minutes by rail). The M4 motorway can be accessed via junction 17 at Chippenham (c. 26km).

The property is situated in the centre of the town, adjacent to the Kingston Mills retail and residential development undertaken by Linden Homes. Nearby occupiers include a Co-Op Supermarket and a number of local restaurants and retailers. The town's railway station is a short walk from the subject property.

DESCRIPTION

The premises are situated within a Grade II* Listed building which is presented in three distinct parts:

- A converted Georgian mansion will cellular accommodation and period features;
- A modern extension offering open plan accommodation with air conditioning;
- A single storey annex in cellular form.

Each of the described parts of the property benefit from their own access doors and the Landlord is prepared to subdivide the property so that it can be let as a series of smaller, self-contained office buildings if required. The landlord will also redecorate prior to the commencement of a new Lease.

The property benefits from WC's to each floors, gas fired radiators and barrier controlled secure parking.

RENT

On application.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

The property is currently assessed as follows:-

Description: Office and Premises

Rateable Value: £57,000

Should the property be let in part, the property would be subject to re-assessment.

ACCOMMODATION

The premises extend to the following approximate floor areas, measured in accordance with the RICS Property Measurement 1st Edition (IPMS3):

	Sq M	Sq Ft
Main House		
Ground Floor Offices	126.38	1,360
Entrance Foyer	17.68	190
First Floor Offices	129.14	1,390
Second Floor Offices	95.02	1,023
Basement	30.40	327
Main House Total	398.62	4,290
Modern Extension		
Ground Floor Offices	193.76	2,085
First Floor Offices	185.11	1,992
Modern Extension Total	378.87	4,078
Overall Total	777.49	8,367

TERMS

The property is available in part or as a whole, on new full repairing and insuring leases by way of service charge, for a term of years to be agreed.

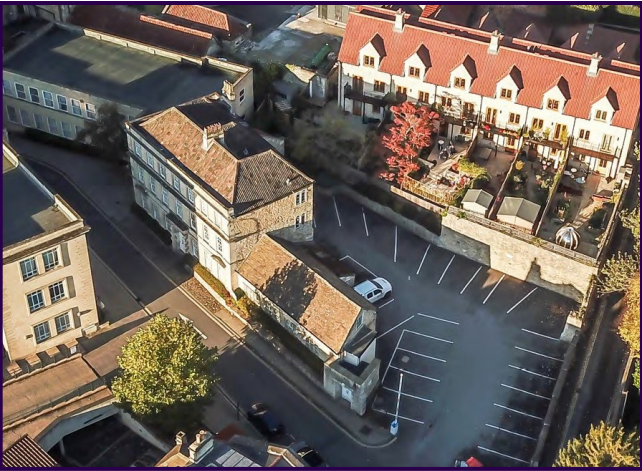
VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

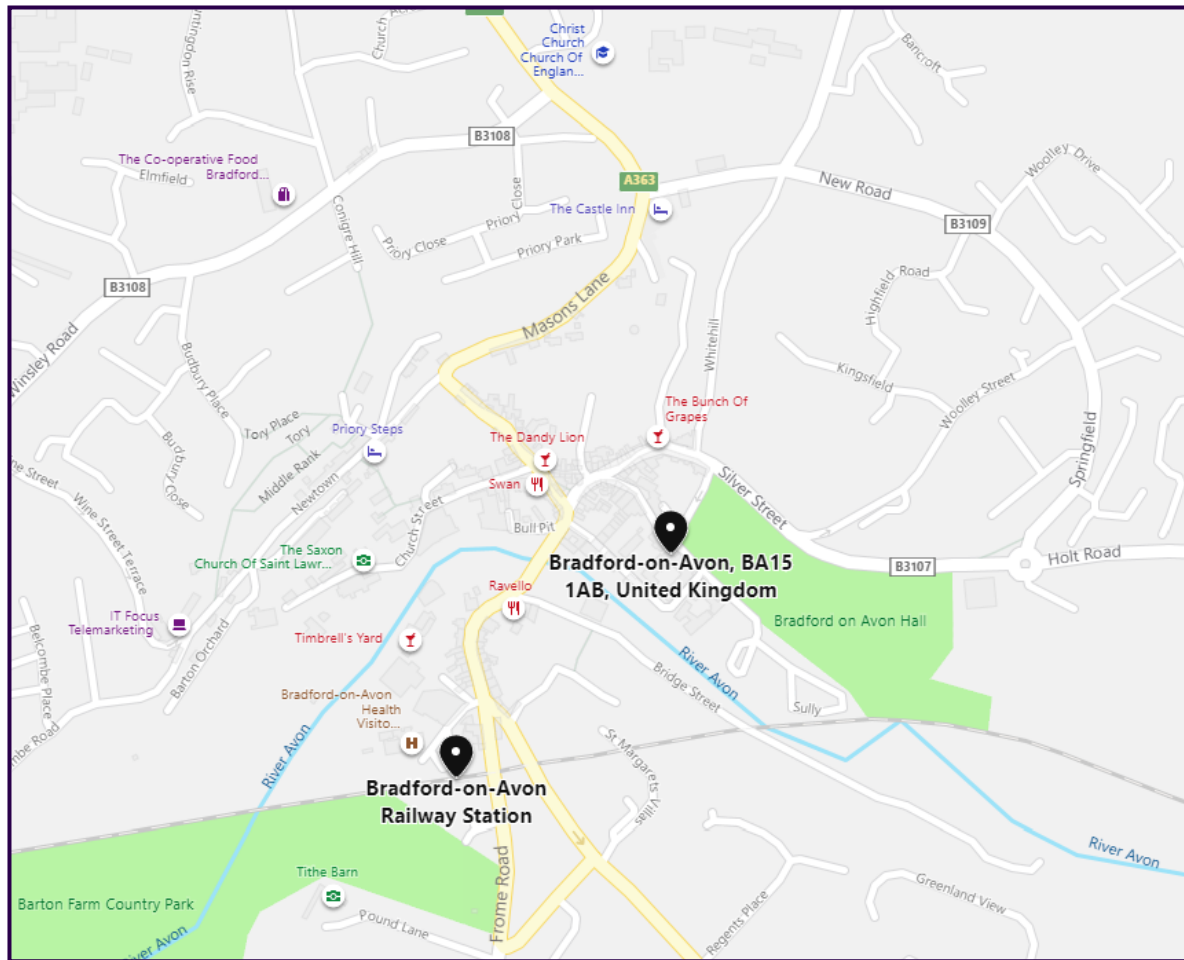
An Energy Performance Assessment has been commissioned. The Certificate can be made available to interested parties upon application.

SUBJECT TO CONTRACT





Above: Modern extension offering open plan accommodation.



Above: Map showing the premises location in relation to local amenities, including Bradford on Avon train station.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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