

# KAVANAGHS

**BUSINESS PREMISES  
TO LET  
INCENTIVES AVAILABLE**



**11 SANDOWN CENTRE  
WHITE HORSE BUSINESS PARK  
TROWBRIDGE  
BA14 0XD**

**13 High Street, Melksham, Wiltshire. SN12 6JY  
01225 703082**

[www.kavanaghs.co.uk](http://www.kavanaghs.co.uk)



United Register of Suppliers Cert No. 1256

## 11 Sandown Centre, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XD

- Location:** The White Horse Business Park is a high quality comprehensively planned development located on the southern edge of Trowbridge the county town of Wiltshire. It is located on the A350 trunk road which gives access to the M4 (junction 17) approximately 17 miles to the north. The City of Bath is 12 miles away and other nearby centres include Melksham (6 miles) and Westbury (5miles).
- Description:** The Sandown Centre is a purpose designed development of B1 business units of various sizes, each with their own loading area and car parking. It has been finished to a high standard with easy access and attractive landscaping. The units are constructed with full height metal cladding over a steel frame with a metal deck roof incorporating roof lights.
- Accommodation:**
- |  |                   |                   |
|--|-------------------|-------------------|
| Gross internal ground floor area:              | 3,475 sq ft       | 322.85 sq m       |
| Net internal 1 <sup>st</sup> floor of the area | 744 sq ft         | 69.1 sq m         |
| <b>Total</b>                                   | <b>4219 sq ft</b> | <b>391.9 sq m</b> |
- Services:** Mains water, drainage, gas and three phase electricity are connected to the unit.
- Terms:** The unit is available on a new full repairing and insuring lease in the landlord's standard form at a commencing rental of £17,000 per annum exclusive of rates. The tenant's right to renew under the Landlord and Tenant Act 1954 will be excluded.
- Rateable Value:** To be advised. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority. Wiltshire Council: 01225 776 655.
- Legal Costs/Deposit:** The ingoing tenant will be responsible for the landlord's reasonable legal costs. A non refundable deposit of £800 plus VAT will be payable prior to instructing solicitors.
- Viewing:** Viewing arrangements can be made via the landlord's sole agents:  
Kavanaghs Tel 01225 703082.  
Email: [henryking@kavanaghs.co.uk](mailto:henryking@kavanaghs.co.uk) or [michaelkavanagh@kavanaghs.co.uk](mailto:michaelkavanagh@kavanaghs.co.uk)

The code of practice on commercial leases in England and Wales 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 website: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

These particulars and the information and measurements contained herein, are given as a guide only. Prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property.