

# KAVANAGHS

**WORKSHOP/ WAREHOUSE UNIT**

**AREA 460 SQ FT (42.7 SQ M)**

**TO LET**



**13b MEADOWS WORKS  
TROWBRIDGE  
WILTSHIRE  
BA14 8BR**



**01225 703082**  
**13 High Street, Melksham, Wiltshire. SN12 6JY**  
**www.kavanaghs.co.uk**



## 13b Meadows Works Trowbridge BA14 8BR

**Location:** Trowbridge is the county town of Wiltshire with a population in excess of 40,000 people. The city of Bath is 12 miles and access to the M4 is approximately 17 miles to the north at J17.

Meadows Works is situated in Court street just off the central road network and to the rear of the Shires the principal shopping development in the town centre.

**Description:** Unit 13b is a self contained ground floor workshop with loading door and wc facilities. It has one allocated car parking space.

**Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate Net Internal Area is 460 sq ft (47.2 sq m)

**Terms:** The unit is available on a one year agreement in the landlords standard form at a rental of £2,300 pa plus vat

**Services:** We are advised by the landlord/vendor that mains electricity, water and drainage are all available nearby. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.

**Business rates:** The Rateable Value is £1,700. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 01225 776655

**VAT** All prices quoted are exclusive of VAT

**Legal Costs:** Each party to pay their own legal costs.

**Viewing:** Strictly by appointment with the agent:  
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.

**Contact:** Stella Hicks

**Telephone:** 01225 703082

**Email:** [stellahicks@kavanaghs.co.uk](mailto:stellahicks@kavanaghs.co.uk)

**Date of particulars:** May 2010

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.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection 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. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.