



WORKSHOP

TO LET

1062 sq ft (98.7 sq m)



**UNIT 6, SANDOWN CENTRE
WHITE HORSE BUSINESS PARK**

TROWBRIDGE

WILTSHIRE

BA14 0XD



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- 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 situated 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 (5 miles).
- 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 an insulated metal deck roof incorporating roof lights.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Ground Floor Area is 1062 sq ft (98.7 sq m).
- Terms:** The unit is available on a new effective full repairing and insuring lease with three yearly rent reviews at a rent of £6,000 per annum exclusive of rates. There is a service charge payable for maintenance of common areas. The tenant's right to renew under the Landlord and Tenant Act 1954 will be excluded.
- Services:** We have been advised by the landlord that mains water, drainage and three phase electricity are connected to the unit and that gas is available on the Sandown Centre. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.
- Rateable Value:** The rateable value is £5,600. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** A non refundable deposit of £800 plus VAT will be payable prior to instructing solicitors. This will be deducted from the first rent payment on completion of the lease.
- Viewing:** Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk
- Date of particulars:** September 11

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 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. 5784



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