



INDUSTRIAL UNITS

TO LET



**MILL BUILDING
MEADOWS WORKS
COURT STREET
TROWBRIDGE
BA14 8BR**

Location:

Trowbridge is the County town of Wiltshire with a population in excess of 40,000 (2001 census). It is well located for the nearby centres of Bradford on Avon, Frome and the Georgian City of Bath.



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET



**Description:**

The units are located a short drive from the towns ring road and within a 2 minute walk from the Shires Shopping Centre which is the principal shopping area. There are 2 accesses to Court Street from the site.

The units are located at the end of a cul de sac, are self contained and are of brick construction. There is a large goods lift on site (700 kg capacity) and all of the units have newly fitted WC facilities.

There is no charge for the maintenance of the communal road way and parking areas nor for the external upkeep of the buildings.

Accommodation:

In accordance with the RICS Code of Measuring Practice (6th edition) the approximate areas and rentals are as follows:-

Workshop To Let	Floor Area sq.ft.	Price per sq. ft.	Annual Rent	2010 RV	Status
Unit 20 (Third Floor)	1,692	£1.77	£3,000	£2,650	AVAILABLE
Unit 19 (Second Floor)	1,587	£1.83	£2,900	£2,650	AVAILABLE

Terms:

The units are available individually, or as a pair together with a discount on a new 12 month letting agreement.

Services:

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 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:

Each party to pay their own legal costs.

Viewing:

Strictly by appointment with the agent:

Contact: Toby Adams: 01225 703082 Email: tobyadams@kavanaghs.co.uk

Date of particulars:

December 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. 6057



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