

# KAVANAGHS

**WORKSHOP UNIT**

**1,043 SQ FT (96.9 SQ M)**

**TO LET**



**8 SANDOWN CENTRE  
WHITE HORSE BUSINESS PARK  
TROWBRIDGE  
WILTSHIRE  
BA14 0XD**



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



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

- Location:** The White Horse Business Park is a 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, easy access and landscaping. The units are constructed with full height metal cladding over a steel frame with a metal deck roof incorporating roof lights.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate Net Internal Area and rent is outlined below:
- Gross internal ground floor area: 1043 sq ft (96.9 sq m)
- Terms:** The unit is available on a new full repairing and insuring lease in the landlord's standard form at a commencing rental of £5,500 per annum exclusive of rates. 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 or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.
- Rateable Value:** The new draft rateable value from 1<sup>st</sup> April 2010 is £5,800. 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:** A non refundable deposit of £800 plus VAT will be payable prior to instructing solicitors.
- 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:** March 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.