



**QUALITY REFURBISHED GROUND FLOOR
OFFICES
1382 sq ft (128.4 sq m)
TO LET**



10 WICKER HILL

TROWBRIDGE

BA14 8JX



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Location: Trowbridge is the county town of West Wiltshire with a population of approximately 41,000 people. It is located approximately 12 miles from Chippenham, 3 miles from Bradford on Avon and 12 miles from the city of Bath. There is easy access to junction 17 of the M4 motorway and a railway station with a mainline connection from Westbury and Bath. The property is very prominently situated at the junction of Wicker Hill and Hill Street facing the town bridge on the Western side of Trowbridge town centre.

Description: The accommodation is at ground floor off a shared entrance lobby. It has windows across the whole of the frontage and additional window to the rear. It is predominantly open plan although there are some partitioned rooms. It benefits from electric central heating and computer networking throughout. There are male and female WCs and it also benefits from an external open yard area.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate net internal areas are:

Description	Sq ft	Sq m
Net office area	1249	116.04
Store room	133	12.36
Total	1382	128.40

Terms: The property is available on a new internal repairing and insuring lease for three years at a rental of £10,500 per annum. The tenant's right to renew will be excluded.

Services: We are advised that mains electricity, water and drainage are connected. 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

Business Rates: The property has a rateable value of £9,100. 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 0300 456 0100.

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

VAT: All figures quoted are exclusive of VAT.

Viewing: By arrangement with Kavanaghs contact Toby Adams on 01225 703082
tobyadams@kavanaghs.co.uk

Date of particulars: December 2011

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. 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. 6033



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET

