



OFFICE SUITES

TO LET - FLEXIBLE TERMS

FROM 183 Sq ft to 373 Sq ft (17 sq m to 34.7 sq m)



FERNLEIGH HOUSE

CHURCH STREET

TROWBRIDGE BA14 8TY



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

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TROWBRIDGE
01225 341508
63 Fore Street
Trowbridge BA14 8ET





Location: Trowbridge has a population in excess of 40,000 people (2001 census) and is the county town of Wiltshire. It is located on the A350 with easy access to nearby towns of Chippenham (12 miles distant), Melksham (6 miles distant) and the city of Bath (12 miles distant).

The property is located in a prominent location in Church Street close to Sainsbury's supermarket and within easy walking distance of various car parks and the town centre shops.

Description: Fernleigh House is a Grade II listed building. It provides a range of recently refurbished office accommodation with shared basement storage, kitchen and WC facilities. It is fully central heated at the cost of the landlord.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Areas are

Ground Floor Office	2	183 sq ft	17 sq m
Office	3	176 sq ft	16.4 sq m
First Floor Offices	5 / 6	215 sq ft	20 sq m
Second Floor	10	280 sq ft	26 sq m
Second Floor	11	93 sq ft	8.6 sq m
Second Floor	12 / 13	299 sq ft	27.8 sq m

Tenure: Offices are available on short term agreements. The rentals are all inclusive with the exception only of business rates and telecoms/broadband.

Rentals	Office 2	£50 per week including VAT
	Office 3	£45 per week including VAT
	Offices 5 / 6	£44 per week including VAT
	Office 7	£46 per week including VAT
	Offices 10	£45 per week including VAT
	Office 11	£23 per week including VAT
	Offices 12 / 13	£48 per week including VAT

Services: We are advised that mains electricity, water and drainage are connected to the property. 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 offices are individually rated but at present no business rates are payable. Any enquiries should be made direct to the local billing authority: Wiltshire Council 0300 4560100.

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: Henry King
Telephone: 01225 341004
Email: henryking@kavanaghs.co.uk

Date of particulars: Mar 12

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.



Energy Performance Certificate Non-Domestic Building



FERNLEIGH HOUSE
CHURCH STREET
TROWBRIDGE
BA14 8DY

Certificate Reference Number:
0110-0031-1430-1699-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

◀ **144** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	326
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

72 If typical of the existing stock



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