

KAVANAGHS

Residential & Commercial Chartered Surveyors



MODERN SERVICED OFFICES IN CLASSIC COUNTRY HOUSE TO LET



HEYWOOD HOUSE BUSINESS CENTRE

WESTBURY

WILTSHIRE

13 High Street, Melksham, Wiltshire. SN12 6JY
01225 703082



www.kavanaghs.co.uk



United Registrar of Systems Cert No. 1256

Heywood House Business Centre, Westbury, Wiltshire, BA13 4NA

Location: Situated close to Salisbury Plain, Heywood House occupies a prominent position in mature grounds of 25 acres, with lawns, parkland and walled gardens.

It is well placed for the A303, M4 and M5, and set just 2 miles from Westbury station with London Paddington only 90 minutes. The county town of Trowbridge and the principal Wiltshire towns of Melksham, Devizes and Warminster are in close proximity, with the city of Bath some 15 miles away..

Description: There is office space to suit the requirements of a range of occupiers. The accommodation comprises an impressive Grade 11* listed mansion, coach houses and other outbuildings, providing a variety of flexible office space. Buildings or floors are available either individually or in smaller amounts of space to suit occupiers specific requirements. All offices have fine views of the surrounding grounds

There is extensive on- site parking and cycle racks all in close proximity to the various buildings. Other benefits include; Kitchenette facilities on each floor of The mansion and in the other buildings, High speed internet access/ broadband, On- site security, Conservatory for meetings and conference rooms available, Secure archive storage on site.

Accommodation: **The Mansion-** 8 offices ranging from 387sqft (36sqm) – 2,356sqft (219sqm)
Ground and Frist Floor let, Second Floor available

The Coach House- 1 office suite over two floors 3,143sqft (292sqm)

Gardeners Cottage- 1 office suite, single storey 861sqft (80sqm)

Terms: Typically offered on a standard three year lease. The lease follows a serviced office format where the landlord is responsible for the services, with the tenants paying for their dedicated office space and making a contribution to the running costs which include Building and garden maintenance, Buildings insurance, Security and fire alarm systems, Electricity and other utilities, Shared space, Cleaning services and Car Parking

Rental and Business Rates: TBA

Viewing: Arrangements must be made strictly by appointment: **Kavanaghs 01225 703082**

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.commercialleasecodeew.co.uk. **These particulars and the information and measurements contained herein, are given as a guide only. Prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves 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. 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**407