



MODERN OFFICE BUILDING TO LET



**MILL LANE
HAWKERIDGE, WESTBURY
WILTSHIRE
BA13 4LD**



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- Location:** Hawkeridge is located 2 miles from Westbury town centre and 3 miles from Trowbridge within easy access of each town
- The subject development is located off the B3097 road opposite the entrance to the West Wilts Trading Estate
- Description:** The recently developed offices are attractively designed in a rural setting with timber clad walls and a pitched tiled roof. It has the following specification:
Category II heating throughout
Wet central heating system using an oil fired combi boiler,
Fitted kitchen
Male and Female / disabled WCs
12 parking spaces
Air conditioning to ground floor and part of first floor.
- There is in addition to ground floor, a first floor area appropriate for storage or other use subject to planning consent being obtained.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net ground floor area is 1591 sq ft (147.8 sq m) and first floor area is 589 sq ft (54.7sq m)
- Terms:** The offices are available to let on a new lease in the landlords standard form with three yearly rent reviews at a rental of £17,000 per annum. The landlord is prepared to be flexible in the approach to the lease terms subject to the covenant of the proposed tenant.
- Services:** We are advised by the Landlord that mains water, drainage and three phase electricity are connected to the unit. 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: 01225 776655
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** The ingoing tenant to be responsible for the landlords reasonable legal costs.
- Viewing:** Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk
- Date of particulars:** 22.11.10

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.

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