



OFFICE UNIT

TO LET

1,323 sq ft (122.9 sq m)



STONEMILL

COURT STREET

TROWBRIDGE BA14 8BU



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 Wiltshire with a population in excess of 40,000 (2001 census). It is well located for the nearby centres of Bradford on Avon, Frome and the Georgian City of Bath.
- Stonemill is a former water mill located in the heart of the town adjoining The Shires Shopping Centre and fronting the river Biss. It has four floors lending itself to retail office and other occupiers (subject to appropriate planning permission).
- Description:** The building consists of a lower ground floor, upper ground floor and first floor as well as a second and third floor. There is access from The Shires shopping centre, the ASDA car park and the top end of Court St. This self contained unit has access off Court Street with accommodation on two levels.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the available unit has the following approximate net area:-
- Second / Third Floor: 1,323 sq ft 122.9 sq m
- Terms:** The unit is available on a new lease at a rental of £7,900 per annum.
- Services:** 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 rateable value is £10,000. 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: 0300 456 0100.
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk
- Date of particulars:** November 11

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. 5829



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