



RETAIL UNITS
FROM 478 SQ FT (44.44 SQ M)
TO LET



THE COURTYARD
THE GATEWAY
TROWBRIDGE
WILTSHIRE



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 located approximately 8 miles south east of Bath. The town has a population in the excess of 40,000 people with a catchment population of approximately 200,000 with a 20 minute drive time. Trowbridge provides easy access onto the main A350 aerial route leading north to Junction 17 of the M4 motorway approximately 16 miles and south to the A303 approximately 15 miles.

Description: The Courtyard is part of The Gateway, an exciting new mixed use development in Trowbridge, a short distance from Wiltshire County Hall and immediately opposite the main car park entrance to the Shires Shopping Centre and the Asda superstore. Vehicular access to car park (240 spaces) which is situated on the roof of the Shires Gateway is gained via Bythesea Road. Other occupiers include **Next, New Look and Brantano** who have recently taken units in 'The Gateway.'

The Courtyard retail units form a link from the train station, the new car park, The Shires Gateway and The Shires shopping Centre.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area is outlined below:

Unit	Total GIA (sq ft)	Total GIA (sq m)	Rent
1	1526	141.77	LET
2	500	46.45	£12,500
3	500	46.45	£12,500
4	666	61.85	£17,000
5	478	44.44	Withdrawn
6	891	82.81	LET
7	990	92.0	£26,000
8	524	48.70	£13,000

Terms: The units are available on new effective repairing and insuring leases, terms to be negotiated.

Services: 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.

Planning: A mix of A1 and A3 (subject to planning) units are available.

Rateable Value: To be assessed. 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 01225 776655.

VAT All prices quoted are exclusive of VAT.

Legal Costs: Each party will be responsible for their own legal costs incurred in the transaction.

Viewing: Strictly by appointment with the agent:

Contact: Henry King Tel: 01225 703082, Email: henryking@kavanaghs.co.uk





Plan of The Courtyard Units, The Gateway, Trowbridge



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:

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.

Date of particulars: Nov 2011



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Energy Performance Certificate Non-Domestic Building



Unit 2, The Courtyard
The Gateway Shopping Centre
Bythesea Road
TROWBRIDGE
BA14 8HR

Certificate Reference Number:
0070-9023-0398-4710-9054

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

◀ 60

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	48
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	122.82

Benchmarks

Buildings similar to this one could have ratings as follows:

59

If newly built

92

If typical of the existing stock



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Energy Performance Certificate Non-Domestic Building



Unit 3, The Courtyard
The Gateway Shopping Centre
Bythesea Road
TROWBRIDGE
BA14 8HR

Certificate Reference Number:
0421-3077-0485-0000-7901

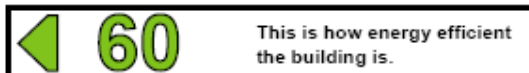
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Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	49
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	122.84

Benchmarks

Buildings similar to this one could have ratings as follows:

59	If newly built
92	If typical of the existing stock



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Energy Performance Certificate Non-Domestic Building



Unit 4, The Courtyard
The Gateway Shopping Centre
Bythesea Road
TROWBRIDGE
BA14 8HR

Certificate Reference Number:
0505-0174-6830-7700-5803

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

58

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	66
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	122.44

Benchmarks

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92 If typical of the existing stock



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Energy Performance Certificate Non-Domestic Building



Unit 6, The Courtyard
The Gateway Shopping Centre
Bythesea Road
TROWBRIDGE
BA14 8HR

Certificate Reference Number:
0070-8075-0358-0790-2020

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



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **54**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	81
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	123.6

Benchmarks

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96 If typical of the existing stock



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Energy Performance Certificate Non-Domestic Building



Unit 7, The Courtyard
The Gateway Shopping Centre
Bythesea Road
TROWBRIDGE
BA14 8HR

Certificate Reference Number:
0672-3007-0688-0100-7901

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



Net zero CO₂ emissions



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



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	98
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	140.26

Benchmarks

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100 If typical of the existing stock



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