

FOR SALE

Carter Jonas



**1 Newmarket Avenue
White Horse Business Park
Trowbridge
BA14 0XG**

Approximately 19,492 sq ft (1,811 sq m)

- On Wiltshire's most established Business Park
- 100 car parking spaces

LOCATION

The premises are located on White Horse Business Park, 2 miles south of the town centre of Trowbridge. The A363 bisects the business park and provides access to the M4 Motorway, Junction 17 at Chippenham, 17 miles to the north via the A350. See Park website www.whitehorsebusinesspark.co.uk

Trowbridge is readily accessible from the nearby towns of Bradford-on-Avon (5 miles), Westbury (4 miles), Bath (13 miles), Chippenham (14 miles) and Bristol (32 miles). There are regular high speed rail services to London from Westbury, Chippenham and Bath.

DESCRIPTION

The premises were built in the 1980s and provide open plan office accommodation on ground and two upper floors served by a passenger lift, air conditioning and raised floors to part. The property was last occupied by Bratton Place Business Centre and used as serviced offices.

The accommodation is now in need of refurbishment providing the opportunity to replan internal layouts.

CAR PARKING: 100 car parking spaces.

EPC

The building has an EPC rating of C [71].

PLANNING

The Property has a E Class planning Consent.

BUSINESS RATES

The current rateable value is £194,000 (2026 List). Interested parties should make their own enquiries to the local authorities to confirm rates payable.

ACCOMMODATION

	North	South	TOTAL
Ground Floor	4,068	3,520	7,578
First	4,068	3,702	7,770
Second/Loft	2,056	2,088	4,144
TOTAL		19,492 SQ FT	

PRICE

Offers in excess of £975,000.

VAT

All terms quoted are exclusive of VAT.

TENURE

The building is offered for sale on a long leasehold basis with the residue of a 999 year lease from 24 June 2001 at a peppercorn rate. WT426458

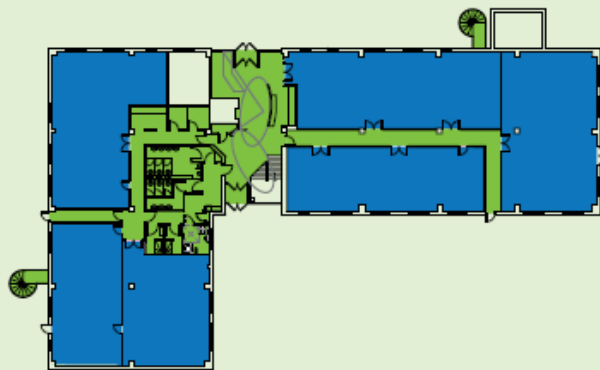
LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

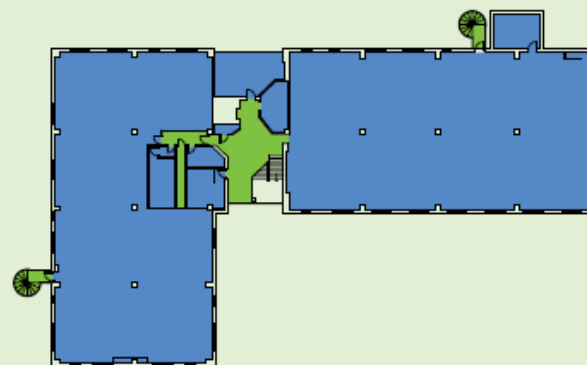
VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas or joint sole agents Cooper and Tanner

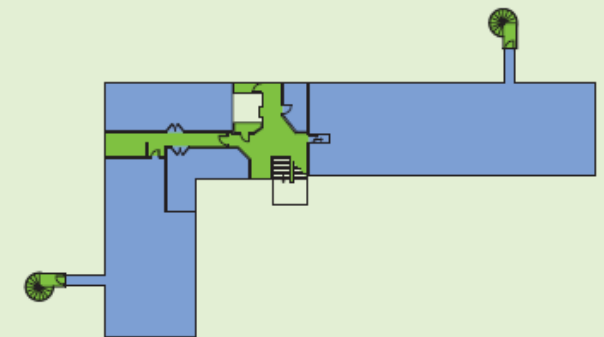
SUBJECT TO CONTRACT



Ground Floor



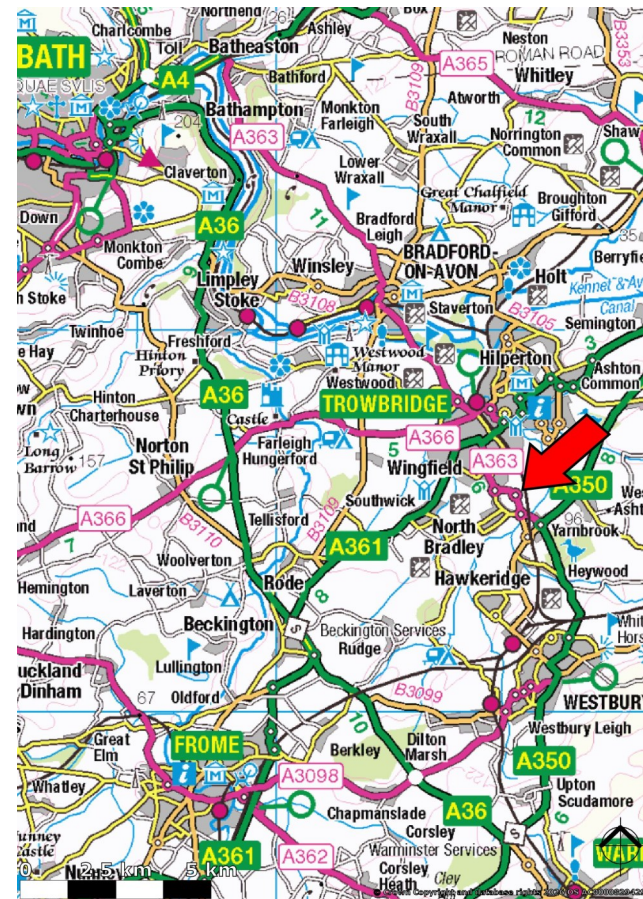
First Floor



Second floor/Loft

Please see indication of layout and are subject to change

Carter Jonas



FURTHER INFORMATION

Should you require further information please contact: www.carterjonas.co.uk
 St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ
 Or
 Joint Sole Agents: Cooper and Tanner

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IMPORTANT INFORMATION

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Carter Jonas