

# TO LET

Carter Jonas



**Unit C**  
**Epsom Court**  
**White Horse Business Park**  
**Trowbridge**  
**Wiltshire, BA14 OXF**

**Ground Floor Workshop / Trade Counter—261 sq m**  
**(2,808 sq ft)**

**First Floor Offices—188 sq m (2,026 sq ft)**

- **Modern Trade Counter / Offices**
- **Good Level of on Site Parking**
- **Air conditioned offices**

## LOCATION

Trowbridge is the county town of Wiltshire, located on the A361, approximately 3 miles south east of the strategic A350 and approximately 16 miles south of junction 17 of the M4 motorway. Train services link the town to Bath, Bristol, Salisbury and London Waterloo. The urban population is estimated to be 45,000 (Source: Wiltshire Council).

The White Horse Business Park is located to the south of the town, close to the strategic A350 trunk road. The business park was established in the late 1980s and now supports a wide range of businesses including significant employers such as The National Trust, Virgin Care, L F Beauty and Summit Chairs.

Epsom Court occupies a central location on this popular park and comprises a purpose-built, two-storey pavilion style office building being built circa 2000/01.

## DESCRIPTION

The property is of traditional steel portal frame construction, with insulated galvanised plastic profile sheeting to elevations and roof. The property comprises a reception foyer at ground floor, with the remainder of the ground floor laid out to warehouse and storage use and with stairs leading up to modern, well specified, open-plan offices.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

### The property benefits from:

- Full height up and over access door to warehouse accommodation.
- Double glazed aluminium windows.
- Suspended ceilings with recessed Cat II fluorescent strip lighting.
- Perimeter trunking.
- Gas fired radiator central heating, air conditioning to offices.
- External loading with parking for approximately 12 cars.

## RENT

On application.

## VAT

All figures are exclusive of VAT, if applicable.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Ground Floor		
Workshop & Stores	260.91	2,808
First Floor		
Open Plan Offices	188.23	2,026
<b>Total</b>	<b>449.14</b>	<b>4,834</b>

### Colin Scragg FRICS—Partner

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St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## TENURE

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed.

## EPC

Energy Performance Asset Rating— 36 (Band B). The Certificate can be made available to interested parties upon application.

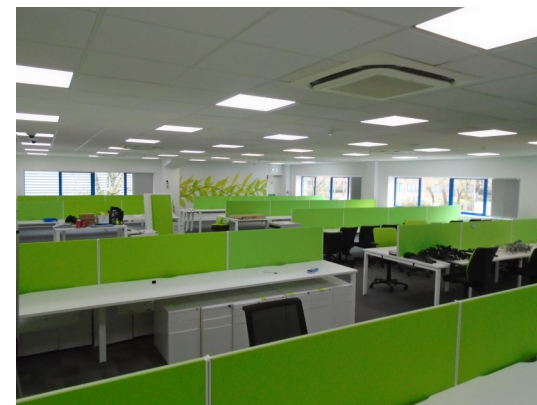
## BUSINESS RATES

To be re-assessed.

## VIEWINGS

All viewings should be made through the joint agents, Carter Jonas 01225 747260.

### SUBJECT TO CONTRACT



A virtual video of the premises can be found by clicking here: [Virtual Video](#)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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