FORMER AIRSPRUNG PREMISES

CANAL ROAD
TROWBRIDGE BA14 8RQ

On the Instructions of:
Ross Connock and Edward Williams.

Joint Administrators of Airsprung PLC and Airsprung Furniture Limited.



Industrial property suitable for owner occupation or redevelopment

315,188 sq ft (29,281 sq m) on **14.59 acres** (5.90 hectares)



LOCATION

Trowbridge is the County Town of Wiltshire situated approximately 31 miles to the southwest of Swindon, 20 miles to the southeast of Bristol and 8 miles to the southeast of Bath

The A350 main trunk road from the south coast leads north to Melksham, Chippenham and ultimately Junction 17 of the M4 motorway which is circa 30 minutes away.

The A36 linking Bath to Southampton is just over 6 miles to the southwest.

The property is prominently located fronting Canal Road, at the heart of the town's prime warehouse, trade, showroom and motor dealership district. Occupiers in the immediate vicinity include Apetito, Bradfords Building Supplies, Howdens, Wickes, car dealerships and a Lidl supermarket.





ACCOMMODATION

The former Airsprung site which fronts the main road of Canal Road Trading Estate is broadly triangular in shape with the Avon & Kennet Canal directly to the north and Brick Lane running along the whole of the western boundary separating the subject site from the new Apetito factory which is under construction. Originally constructed in the 1960s, the property has been extended several times over the years. There are three access points directly off Canal Road and two additional ones to the rear via Brick Lane.

The property is made up of various buildings including the main factory building and three other buildings including a showroom and office building. There are further offices in the main building. Externally, there are large tarmacadamed areas for HGV and separate car parking.

The majority of the buildings are of steel portal frame construction with profiled metal sheet cladding under pitched roofs. There are numerous HGV loading doors offering both level and dock level access and internal eaves heights vary between the buildings providing 4-5.5m. The property has a 3-phase power supply and gas fired central heating system. There are air conditioning systems installed to some of the office accommodation.

AREAS

The following floor areas have been calculated on a Gross Internal Basis:

Area	Sq ft	Sq m
Main Building	254,637	23,656
Airofreem Building	28,412	2,640
Fitex Store	14,439	1,341
Exhibition Centre	17,670	1,644
TOTAL	**315,188**	**29,281**
Site Area	**14.59 acres**	**5.90 ha**





BUSINESS RATES

The site is assessed as a single entity together with The Gainsborough Building which is a detached property on the other side of Canal Road and comprises circa 59,428 sq ft (5,521 sq m) on 1.85 acres (0.75 hectares)

The Rateable Value as a whole is £**640,000** which is described as Factory & Premises.

Interested Parties should make their own enquiries to the Valuation Office to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment **www.voa.gov.uk**

EPC

There are three EPCs for the following parts:

Main Building	**C(55)**
Airofreem Building	**C(67)**
Exhibition Centre	**B(26)**

The Fitex Building is exempt and does not require an EPC.

Copies of the certifications and the recommendation reports are available to view upon request.













PROPOSAL

Offers are invited for the freehold interest with vacant possession.

VAT

The property is elected for VAT and this will be chargeable on the purchase price at the prevailing rate. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the sole selling agents:

alder king
PROPERTY CONSULTANTS
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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract.

AK/Hollister HD2679 11/26.