

Newbury House, White Horse Business Park, Trowbridge, Wiltshire,
BA14 0XB.

Carter Jonas

TO LET

Modern Ground Floor Office Suite Approximately 227.7 Sq M (2,452 Sq Ft)

- **Established Business Park Location**
- **Good Car Parking Provision**



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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 1980's and now supports a wide range of businesses, including significant employers such as the National Trust, Nutricia, Axis Industries and Hitachi Capital.

Description

Newbury House comprises a purpose-built, two-storey pavilion style office building of traditional steel portal frame construction, with brick and profile steel elevations under a profile steel roof. The property comprises ground floor offices with the following benefits:

- Double glazed windows
- Suspended ceiling with inset Cat II lighting
- Comfort cooling
- Parking for approximately 12 cars or more by negotiation

Accommodation

The premises extend to the following approximate floor area:

Ground Floor

Offices: 227.76 Sq M (2,4520 Sq Ft)

Kitchen

Ladies & Gents WCs

Terms

The premises are available on a new Lease for a term of years to be agreed. *NB: Part floor may be available, subject to negotiation.*

Rental

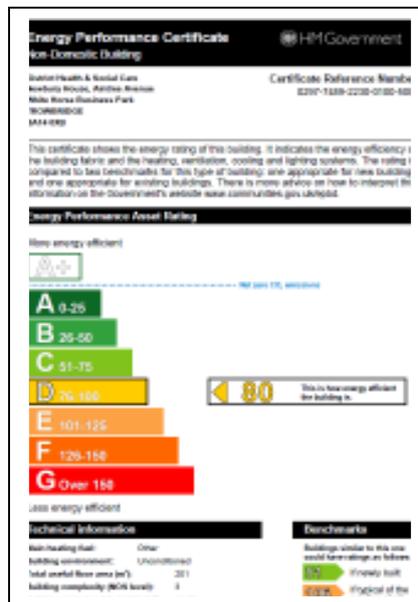
On application. An estate service charge will also apply.

Rateable Value

To be re-assessed

VAT

All prices, premiums and rents, etc., are quoted exclusive of VAT at the prevailing rate.



SUBJECT TO CONTRACT

Sept 2016

IMPORTANT INFORMATION

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