

Shaw House, Unit D1, Epsom Square, White Horse
Business Park, Trowbridge, Wiltshire, BA14 0XJ.

Carter Jonas

FOR SALE/TO LET

Modern Office Building

Approximately 785.84 Sq M (8,459 Sq Ft)

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



Contact

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Location

Trowbridge is the county town of Wiltshire, located on the A361 approximately 1 mile 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/Paddington. 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 Ltd, XIS Industries and Hitachi Capital.

Description

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

- Double glazing
- Passenger lift
- Suspended ceiling with recessed CAT II lighting
- Comfort cooling
- Raised access carpeted floors
- Parking for 60 cars

Accommodation

The premises extend to the following approximate floor areas:

Ground Floor	Sq M	Sq Ft
Reception	36.30	391
Offices	374.77	4,034
WC's		
First Floor		
Offices	374.77	4,034
WC's		
Total	785.84	8,459

Terms

Leasehold. Long lease for a term of 999 years from 25 June 1991 at a peppercorn rent.

Alternatively, the premises are available to let on a floor by floor basis, or as a whole, on a new Lease for a term of years to be agreed.

Price/Rental

On application.

Contact Joint Agents

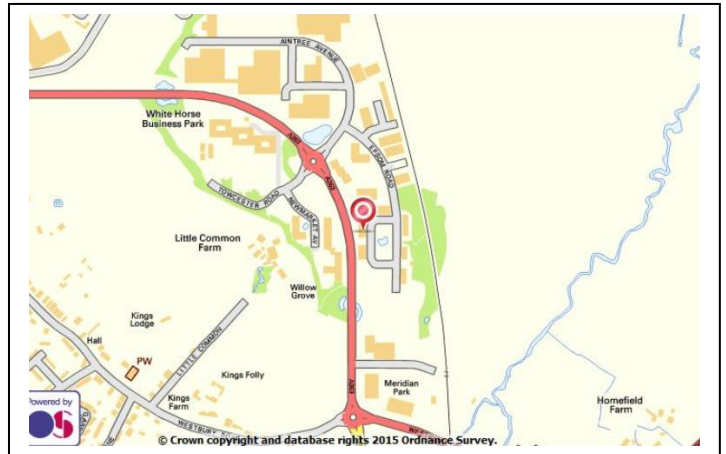
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IMPORTANT INFORMATION

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Energy Performance Certificate HM Government
 Non-Domestic Building

Shaw Trust
 Shaw House, Epsom Square
 White Horse Business Park
 TROWBRIDGE
 BA14 0XJ

Certificate Reference Number:
 0580-0335-5800-5805-8002

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/epbc.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
 A 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150

Less energy efficient

68 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 789
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 54.24

Benchmarks

Buildings similar to this one could have ratings as follows:
 23 If newly built
 68 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Rateable Value

Rateable Value: £90,500

Rates Payable (2015/2016): £44,616.50

This is an estimate only and takes no account of possible transitional adjustment.

VAT

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

SUBJECT TO CONTRACT

Carter Jonas