

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

Colin Scragg

T: 01225 747268

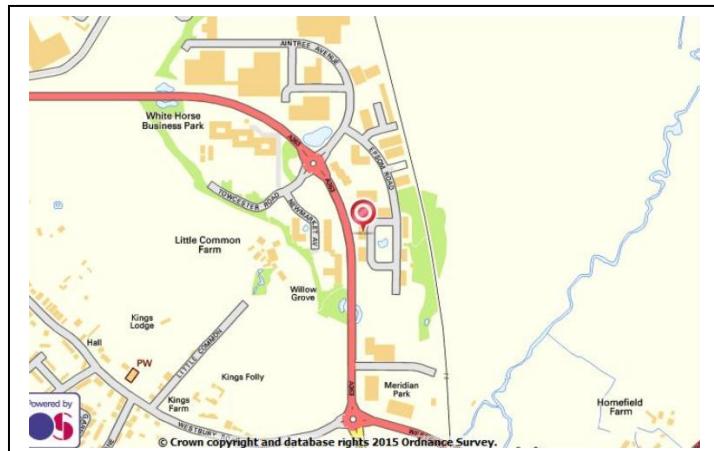
E: colin.scragg@carterjonas.co.uk

5 & 6 Wood Street, Bath, BA1 2JQ.

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

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

Carter Jonas (Colin Scragg)
T: 01225 747268
E: colin.scragg@carterjonas.co.uk
5 & 6 Wood Street, Bath, BA1 2JQ.

DTZ (Seonaid Butler)
T: 0117 9105269
E: seonaid.butler@dtz.com
70 Redcliff Street, Bristol, BS1 6AC.

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Carter Jonas