

Ground Floor, Suite A, Oak House, Epsom Square, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XG.

**Carter Jonas**

## TO LET

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### **Modern Ground Floor Offices Approximately 66.49 Sq M (715 Sq Ft)**

- **Established Business Park Location**
- **Heating & Cooling System**
- **Good Car Parking Provision**
- **Including Internet Provision - 40 MB Uncontended Leased Line**



#### **Contact**

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# Ground Floor, Suite A, Oak House, Epsom Square, White Horse Business Park, Trowbridge, Wiltshire, BA14 0XG.

## 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).

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, Nutricia, XIS Industries and Hitachi Capital.

## Description

Oak House comprises a purpose-built, two-storey pavilion style office building of brick elevations under a profile steel roof. The property comprises a ground floor office suite with the following benefits:

- Suspended ceilings with recessed fluorescent strip lighting.
- Fitted carpet.
- Heating/cooling system.
- Parking for 4 cars.
- Internet provision 40 mb uncontended leased line.

## Accommodation

The premises extend to the following approximate floor areas:

Ground Floor	Sq M	Sq Ft
Offices with Kitchen Facility	66.49	715
Ladies, Gents & Disabled WCs	-	-

## Terms

The premises are available on a new five year lease term on a full repairing and insuring lease, with the rent subject to review at three year intervals.

## Rental

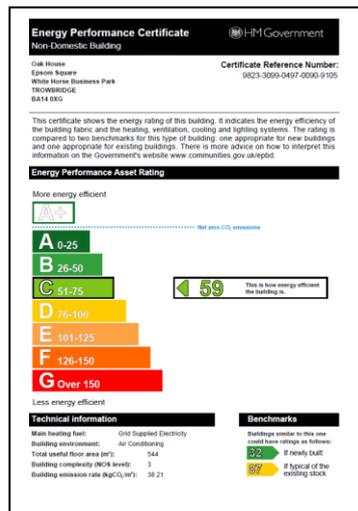
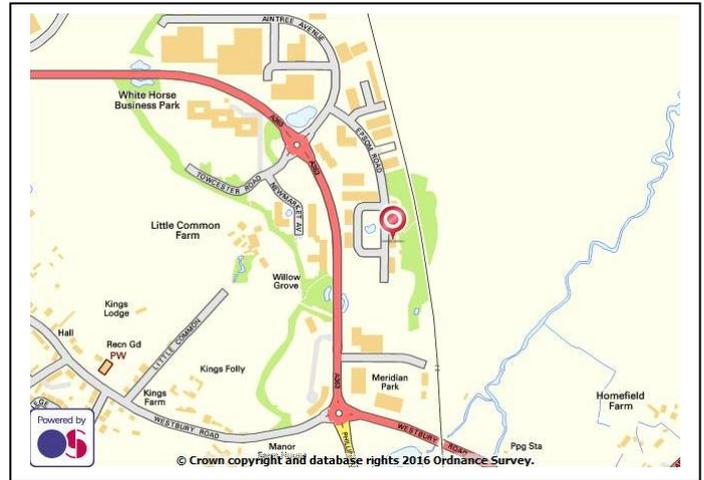
£10,750 per annum including rent for active 40 mb internet lease line.

## Rateable Value

Rateable Value: £8,700

Rates Payable (2016/2017): £4,323.90

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



## VAT

The rental is exclusive of VAT, if applicable.

## SUBJECT TO CONTRACT

## Contact Colin Scragg or Alison Williams

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