



**Unit 1, Holloway House
White Horse Business Park
Trowbridge
Wiltshire
BA14 0XG**

Ground Floor Offices

Approximately 1,208 Sq Ft (112.23 Sq M)

- **Established Business Park Location**
- **Modern ground floor suite**
- **Good Car Parking Provision**

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, Virgin Care, THG Labs and Novium.

DESCRIPTION

Holloway 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 and first floor offices with the following benefits:

- Double glazed windows
- Suspended ceiling with Cat II lighting
- Comfort cooling
- Good parking provision.
- Facility for high speed lease line data connection

Existing tenants are Wiltshire Friendly Society and Gooding Accounts.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition:s

Ground floor	112.23 Sq M	1,208 Sq Ft
Total	112.23 Sq M	1,208 Sq Ft

RENT

£12,080 per annum.

TERMS

The offices are available on new leases for a term of years to be agreed. On full repairing terms via a service charge, subject to contract.

BUSINESS RATES

Rateable Value (2023 List): £17,000

Interested parties should satisfy themselves as to the exact rates payable.

VAT

All figures are exclusive of VAT.

EPC

The property has an EPC rating of C [66].

VIEWINGS

Viewings to be arranged through Carter Jonas.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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May 2025

Carter Jonas