TO LET

Carter Jonas



Unit 1, Holloway House White Horse Business Park Trowbridge Wiltshire BA14 OXG

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, twostorey 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

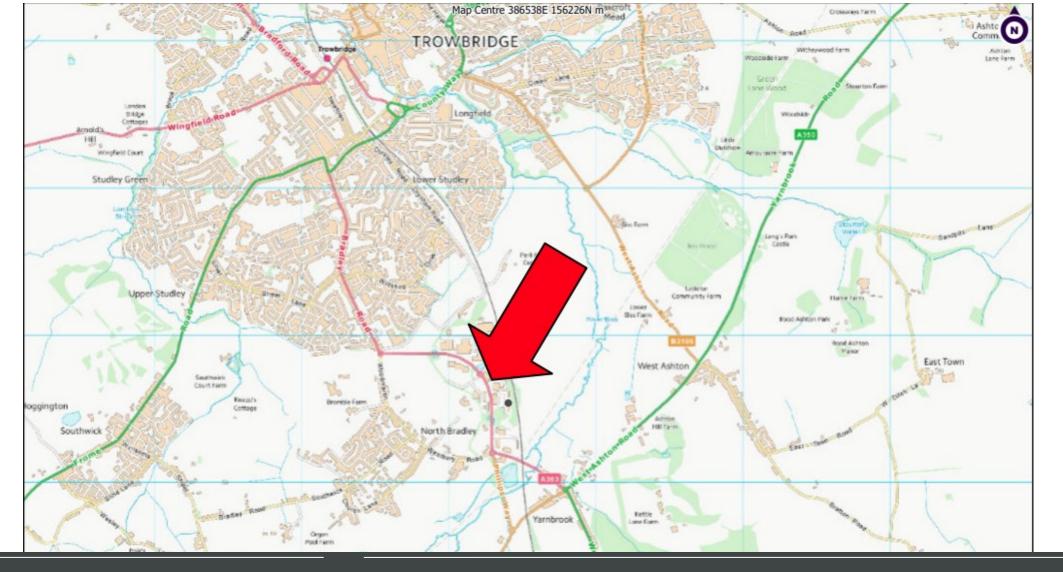
All figures are exclusive of VAT.

EPC

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

VIEWINGS

Viewings to be arranged through Carter Jonas.



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Colin Scragg BSc FRICS

011225 747268 | 07974 399432 Colin.scragg@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

May 2025

Carter Jonas