



**Unit 9 Doric Business Park
Avon Way
Canal Road Industrial Estate
Trowbridge, Wiltshire
BA14 8FW**

Industrial / Warehouse Unit

Approximately 1,503 Sq Ft (139.62 Sq M)

- **Rare Freehold Opportunity**
- **Modern construction**
- **Good access to A350**
- **Specification includes offices and warehouse**
- **On-site parking provision**

LOCATION

The Doric Business Centre is situated on Canal Road, being the principal trade, commercial and manufacturing estate for the county town of Trowbridge, being located approximately 1 mile to the north of the town centre. It is well located for access to nearby towns with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles.

There are also excellent high speed services to London from Westbury, Chippenham and Bath, as well as Junctions 17 and 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes away.

DESCRIPTION

The space offers the following specification and amenities:

- Metallic silver insulated wall cladding
- Insulated sectional roller shutter door (3.8m wide x 4.8m high)
- WC and Kitchen facilities
- Fully fitted offices at mezzanine levels
- 5 car parking spaces
- Minimum Eaves 6m(height to pitch 7.3 m)
- Three Phase power

QUOTING TERMS

Leasehold: £16,000 per annum, exclusive.

Quoting Price: £230,000 for freehold.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

	SQ M	SQ FT
Ground Floor	101.58	1,093
Mezzanine	38.04	410
Total	139.62	1,503

TERMS

The Freehold is available to purchase.

The Leasehold interest is also available on a full repairing and insuring basis.

PLANNING

The previous use was Class E (g) Light Industrial and Class B8 Storage and Distribution. However, prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or

Email: developmentmanagement@wiltshire.gov.uk

BUSINESS RATES

Rateable Value: £12,750

Prospective occupiers are advised to make their own enquiries with the Local Valuation Office in respect of the exact rates payable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

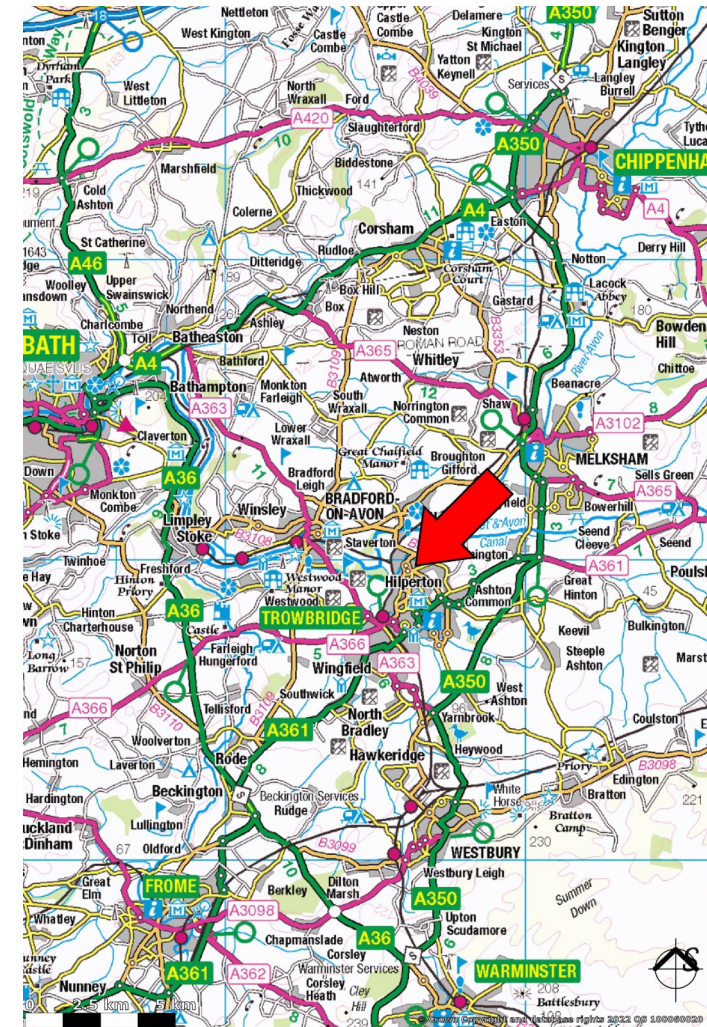
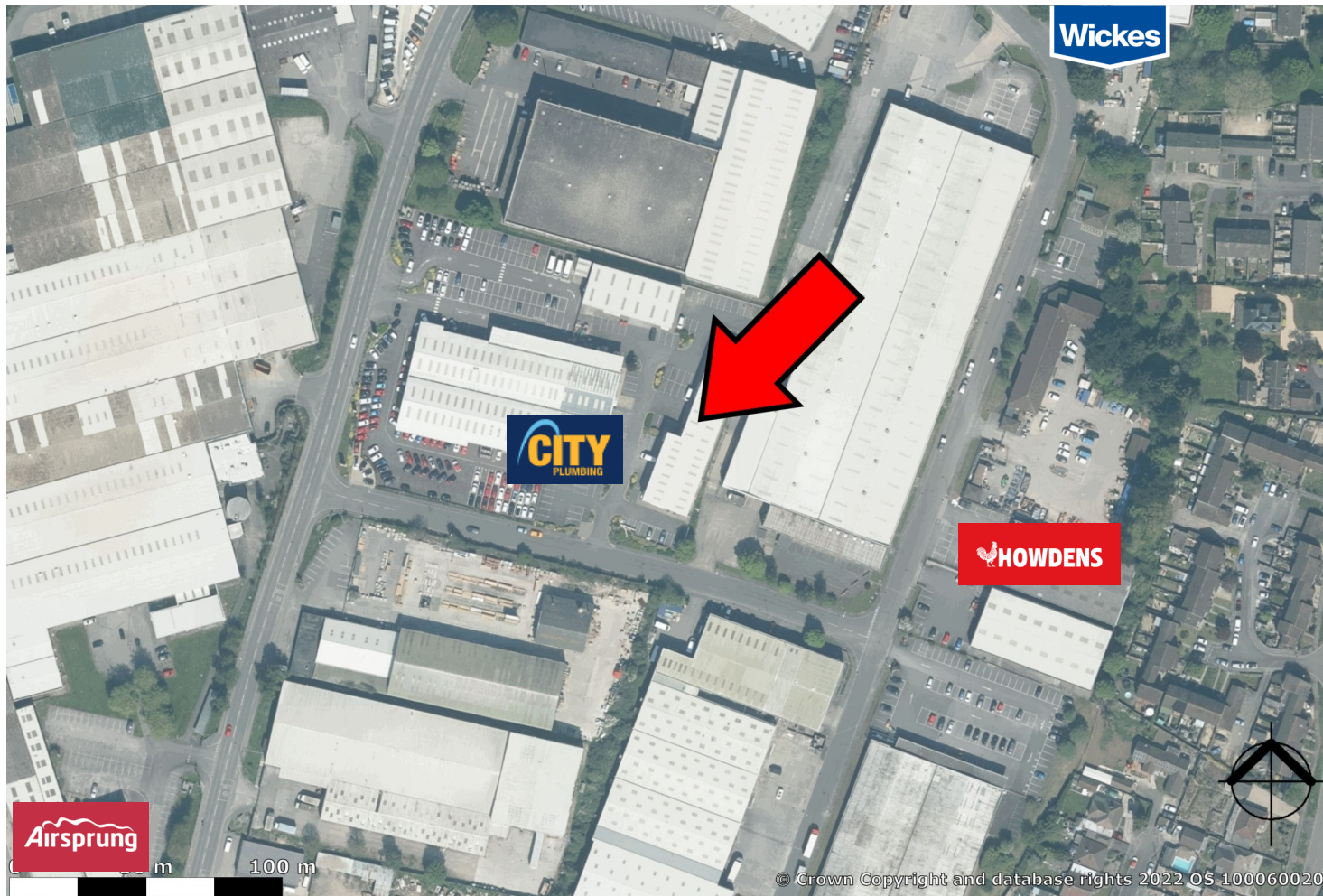
EPC

The property is to be reassessed. Please apply to the agents.

VIEWINGS

Access can be provided for viewings however, in order to maintain safety at all times, prospective Tenants are requested to strictly adhere to the Landlord's Health & Safety Requirements.

SUBJECT TO CONTRACT



For identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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October 2024

Carter Jonas