



TO LET

HIGH QUALITY OFFICES

2231 SQ FT (207.27 SQ M)

**2ND FLOOR (SOUTH), COUNTY GATE,
COUNTY WAY, TROWBRIDGE, BA14 7FJ**

Kavanaghs

LOCATION

Trowbridge is the County Town of Wiltshire with a population in excess of 45,000 people. It is located via the A361 to the A350 which links to the M4 to the north and the A303 to the south. The City of Bath is 12 miles away and other nearby centres include Melksham (6 miles) and Westbury (5 miles).

DESCRIPTION

County Gate stands in a landmark location to the south of the town centre. It is a striking four storey building, constructed with brick and glass elevations under a pitched roof. There is easy access off County Way and the accommodation has on site car parking for 4 vehicles with two shared disabled spaces. The accommodation is part open plan, with three partitioned offices and fully fitted kitchen.

The accommodation has the following features:-

- * Raised access flooring
- * Suspended ceilings
- * Air conditioning
- * Male and Female WCs
- * Computer networking
- * 8 person lift
- * Air Conditioned

ACCOMMODATION

The area has been measured on a net internal area basis and has the following area.

2231 sq ft (207.27 sq m).

SERVICES

The accommodation is connected to mains electricity drainage and water.

We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.

TERMS

The accommodation is available on a new effective full repairing and insuring lease on terms to be agreed at a rental of £25,750 per annum (plus VAT).

There is a service charge to cover the proportionate costs of maintaining and managing the common areas and buildings insurance.

RATES

The current rateable value is £24,500. The business rates paid will depend upon the individual circumstances of the occupier. Enquiries should be made to the local billing authority - Wiltshire Council.

EPC RATING

(This is how energy efficient the building is)
Certificate ref no.: 9000-3923-0322-6131-4054
C (51 – 75) = 56.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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MONEY LAUNDERING REGULATIONS

Tenants will be required to provide identity information to enable Anti Money Laundering checks to be undertaken before an offer can be accepted on any property we are marketing.

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (022020) 10218

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