



**TO LET**

**GROUND AND FIRST FLOOR OFFICES**

**FROM 443-1661 SQ FT (41.1-62.0 SQ M)**

**THE HALVE,  
TROWBRIDGE, BA14 8SA**

**Kavanagh**s

## LOCATION

Trowbridge is the county town of Wiltshire with a population of circa 41,000 (2011 census) and is located a short distance from the main A350 providing access to J17 of the M4 to the north, and the A303 to the south.

The offices are located just off the main A361 road on the north side of the town centre within easy walking distance of the shopping area.

## DESCRIPTION

The unit provides accommodation on the ground and first floors, with access gained through the left hand side of the building. The landlords are prepared to let the accommodation in suites or as a whole.

There are 6 allocated parking spaces.

## ACCOMMODATION

The accommodation has been measured on a net internal area basis and provides the following approximate areas;

Ground Floor rear	443 sq ft (41.17 sq m)
First Floor	551 sq ft (51.19 sq m)
Ground floor front	667 sq ft ( 62.0 sq m )

## SERVICES

We are advised that mains electricity, water and drainage are connected to the property. 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 unit is available on a new lease on effective full repairing and insuring terms at a rental to be agreed.

## BUSINESS RATES

The property is subject to re-assessment. The rates that you pay will depend upon individual circumstances of your business. Applicants should make their own enquiries with Wiltshire Council.

## VAT

Vat is not chargeable on the rental.

## LEGAL COSTS

Each party to pay their own legal costs.

## EPC RATING (This is how energy efficient the property is)

Certificate ref no.: 0040-6968-0308-9622-4004

D (76-100) = 95

## SERVICE CHARGE

There will be a service charge to cover the cost of services, buildings insurance and maintaining the common areas and facilities.

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## 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](http://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. (1218) 9302

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