# Wessex House Station Road, Westbury, BA13 3JN





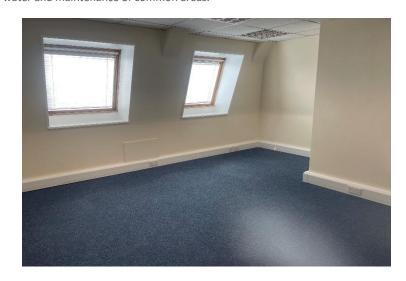




### Description

Wessex House comprises modern detached office premises which offer extensive office accommodation over three floors benefiting from full gas fired central heating and good IT/telecom provision. Good onsite parking provision.

Service charge covers reasonable consumption of heating, lighting, electricity, water and maintenance of common areas.



Rents from £1,499 p.a. + VAT

Office	Size	Rent	Service	Availability
Number			Charge	
G A	375 ft <sup>2</sup>		£2,959.12	Let
G B	232 ft <sup>2</sup>		£1,825.84	Let
GC	420 ft <sup>2</sup>		£3,305.40	Let
G D	550 ft <sup>2</sup>		£4,328.50	Let
GE	225 ft <sup>2</sup>		£1,770.75	Let
G F	87 ft <sup>2</sup>		£684.69	Let
North Suite				
GH	246 ft <sup>2</sup>			Let
GI	225 ft <sup>2</sup>			Let
GJ	216 ft <sup>2</sup>			Let
G K	272 ft <sup>2</sup>			Let

Office	Size	Rent	Service	Availability
Number			Charge	
1 A	334 ft <sup>2</sup>		£2,628.58	Let
1 B	195 ft²		£1,534.65	Let
1 C - E	679 ft <sup>2</sup>		£5,343.73	Let
1 F	181 ft²		£1,424.47	Let
1 G	169 ft²		£1,330.01	Let
1 H	223 ft <sup>2</sup>		£1,755.01	Let
11	181 ft²		£1,424.47	Let
1 J	98 ft <sup>2</sup>		£771.26	Let
1 K	165 ft²		£1,298.55	Let
1 L/M	363 ft <sup>2</sup>		£2,856.81	Let
1 N	152 ft²		£1,196.24	Let
10	334 ft <sup>2</sup>		£2,628.58	Let

Office	Size	Rent	Service	Availability
Number			Charge	
2 A	304 ft <sup>2</sup>	£2,450.24	£2,392.48	Available
2 B	186 ft <sup>2</sup>	£1,499.16	£1,069.50	Available
2 C/D	560 ft <sup>2</sup>		£4,407.20	Let
2 E	451 ft²			Let
2 F	151 ft²			Let
2 G	145 ft²		£1,141.15	Let
2 H/I	340ft <sup>2</sup>	£2,740.40	£2,675.80	Available
2 J	109 ft <sup>2</sup>		£857.83	Let
2 K	237 ft <sup>2</sup>	£1,910.28	£1,865.19	Available
2 L/M	258ft <sup>2</sup>	£2,079.48	£2,030.46	Available
2 0/N	360.59ft <sup>2</sup>		£2,519.78	Let
2 P	151 ft²		£1,188.37	Let
2.0	88 ft²		£692.56	Let

#### Agents Notes

- Tenancies are subject to satisfactory references.
- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
- The Code of Practice on Commercial Leases in England and Wales recommends that prospective should tenants seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be

http://www.leasingbusinesspremises.co.uk

#### **Property Information**

Local Council: Wiltshire Council 2 0300 456 0100

Business Rates: To be reassessed. (Small business rates may apply)

Services: We understand mains water and electricity, gas and drainage are connected. Gas fired heating. (Services and appliances not tested).

Tenure: Leasehold

EPC Rating: D/80

VAT: We understand that VAT is payable on the rent and service charge.

Viewing: By appointment only through the agents Cooper and Tanner LLP.

## COMMERCIAL DEPARTMENT

Cooper and Tanner Telephone 03450 34 77 58

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