



**Unit 1
Canal Road
Trowbridge
BA14 8QU**

Workshop Building with ancillary offices

Approximately 16,917 Sq Ft (1,571.59 Sq M)

- **Good frontage to Canal Road**
- **Well-established industrial area**
- **Good warehouse facilities**
- **Demand from nearby and local occupiers**

LOCATION

The property is located on Canal Road Industrial Estate in Trowbridge. The Canal Road Industrial Estate is well located for The A350 via the new bypass providing access to The M4 to the north and A303 to the south.

The Canal Road Industrial Estate is a vibrant and popular trading estate in Wiltshire and is home to a number of significant occupiers including Wickes, Apetito , Bradfords Building Supplies, Clear Space, Kew Electrical Distribution, Howdens, and many others.

DESCRIPTION

Unit 1 is accessed via two entrances from Canal Road. The accommodation comprises a prominent steel portal frame semi detached building. The premises benefits from an eaves height of 4.72m and a height to pitch of 5.88m. There are 4 roller doors at the front of the premises with a H:4.13m and W: 3.08m. Further specification includes three phase power, 4x WC and c.20 car parking spaces.

SERVICES

Prospective tenants are advised to make their own enquires as to the state, condition and capacity of services.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and extend to:

Unit 1	1,571.59 Sq M	16,917 Sq Ft
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PRICE

£105,000 per annum, exclusive.

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

PLANNING

The property is currently being used for light industrial assembly with warehouse and ancillary offices. 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

LEGAL COSTS

Each party is to be responsible for the payment of their won legal costs.

BUSINESS RATES

Rates to be assessed.

Further information available from agents on request.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

Valid EPC available on request.

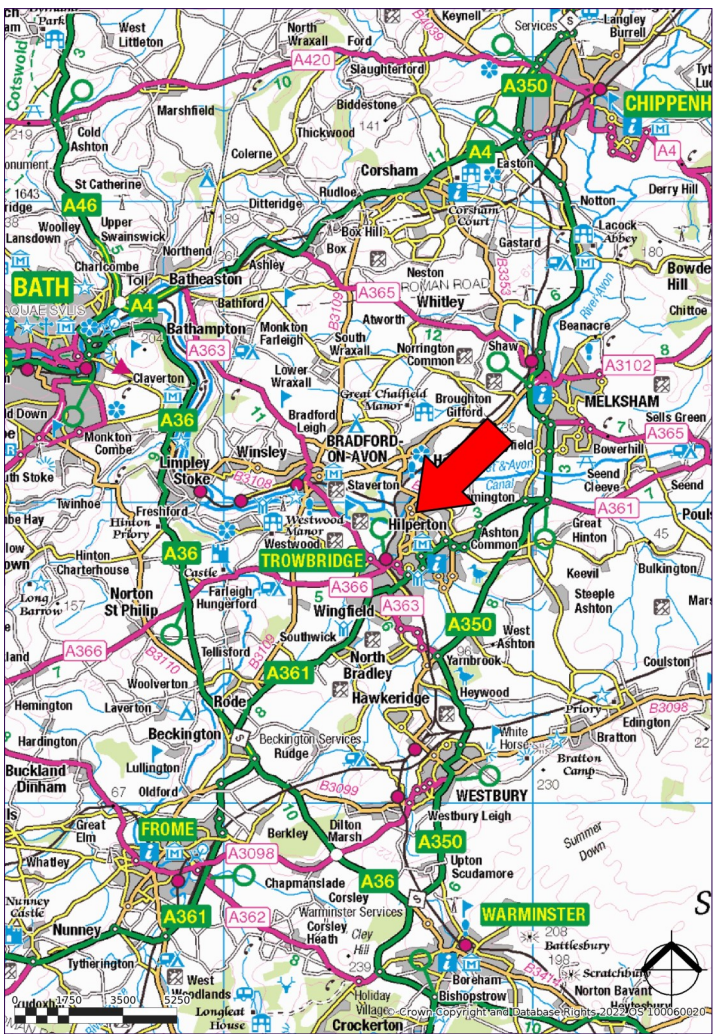
The landlord will undertake works to ensure a sufficient MEES rating is achieved prior to lease completion.

VIEWINGS

Viewings can be made available by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



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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SEPTEMBER 2023

Carter Jonas