

GROUND FLOOR OFFICE – TO LET



huwthomascommercial.com

01249 704345



SINGLE ROOM,
GROUND FLOOR OFFICE

420 SQ FT
39.02 SQ M

- Ground floor
- On-site parking
- Shared facilities
- Flexible tenancy
- £3,620.40 per annum

OFFICE C, WESSEX HOUSE, 40 STATION ROAD, WESTBURY, WILTSHIRE, BA13 3JN

LOCATION

Westbury is situated on the northern edge of Salisbury Plain approximately 16 miles south east of Bath; 4 miles north of Warminster and 5 miles south of Trowbridge.

Wessex House is located approximately half a mile from Westbury town centre and Westbury railway station which provides mainline services to London Paddington and the South West of England, together with "Sprinter" services to Bath Spa; Bristol, Cardiff, Newport Salisbury and Southampton.

DESCRIPTION

Wessex House is a three storey purpose built office building which provides a range of offices on each floor. These are available either as individual rooms or as suites.

There is a spacious ground floor entrance lobby with intercom connection to each room.



Office C is located on the ground floor of the building, with access to shared toilet and kitchen facilities.

The office is well presented with carpet floor covering, gas fired central heating radiators, office lighting, window blinds and security grilles.



ACCOMMODATION

The room has a net internal area of
420 Sq Ft 39.02 Sq M

CAR PARKING

There is unallocated on-site parking.

TERMS

The room is available to let on a standard form of tenancy for a minimum term of 12 months.

RENT

£3,620.40 per annum payable monthly in advance.

The rent is subject to VAT at the standard rate.

SERVICE CHARGE

A service charge is payable that covers heating, lighting, electricity usage, water and the maintenance of the common areas.

The current service charge for Office C is £2,217.60 per annum.

VAT at the standard rate is payable on the service charge.

BUSINESS RATES

The Valuation Office Agency website lists the office as having a Rateable Value of £4,100.

The Rateable Value is below the threshold for full Small Business Rate Relief for qualifying businesses.

ENERGY PERFORMANCE CERTIFICATE

Wessex House has been assessed for energy efficiency and has been given a rating of 80 in Band D.

A copy of the EPC and Recommendation Report is available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

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