

GROUND FLOOR OFFICE – TO LET



huwthomascommercial.com

01249 704345



Single room office
Immediately available

376 Sq ft
34.95 Sq m

- Ground floor
- On-site parking
- Shared facilities
- Flexible tenancy
- Rent £3,572 pa + VAT

OFFICE A, 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 that 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 that 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.



The available office is located on the second floor, with access to shared toilet and kitchen facilities.

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

ACCOMMODATION

The suites have the following net internal floor areas -

	Sq M	Sq Ft
Office A	34.95	376

CAR PARKING

There is allocated on-site parking.

TERMS

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

RENT

£3,572.00 per annum.

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 payable is £1,985.28 per annum.

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

BUSINESS RATES

The Valuation Office Agency website lists Office A South Side, Ground floor as having a Rateable Value of £3,500.

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

Details prepared July 2022.

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.