

## WESSEX HOUSE, 40 STATION ROAD,

## WESTBURY, WILTSHIRE, BA13 3JN

### OFFICE AVAILABILITY AS AT 1<sup>st</sup> SEPTEMBER 2022

Office	Size (Sq ft / Sq M)	Rent per annum	Service charge per annum	Rateable Value
<b>Ground floor</b>				
Office A	376 / 34.93	£3,572	£1,985.28	£3,500
<b>Second floor</b>				
Office 2K	237 / 22.02	£1,910.22	£1,362.75	
Office 2L/M	258 / 23.97	£2,079.48	£1,483.50	
Office 2O- 2N	361 / 33.54	£2,909.66	£2,075.75	
Office 2P	151 / 14.03	£1,217.06	£868.25	

Rooms 2K to 2P are currently assessed as a single Business Rates assessment of £7,200, so new assessments will be required for individual room lettings.

### Rent

All rent is payable monthly in advance and is subject to VAT at the standard rate.

### Service Charge

The service charge covers heating, lighting, electricity usage, water and the maintenance of the common areas. VAT at the standard rate is payable on the service charge.

### Business Rates

Business Rates, if payable, are payable by the tenant direct to Wiltshire Council.

