

SINGLE ROOM OFFICES or SUITES – TO LET



huwthomascommercial.com

01249 704345



SINGLE ROOM OFFICES
OR OFFICE SUITES

Immediately available

From 151 Sq ft
34.95 Sq m

- On-site parking
- Shared facilities
- Flexible tenancy
- Rents from £1,217 per annum + VAT

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 that 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 offices have shared toilet and kitchen facilities.

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

ACCOMMODATION

The available rooms are set out on the attached Schedule.

CAR PARKING

There is allocated on-site parking.

TERMS

The rooms are available either as individual rooms, or as a suite of rooms.

They are offered to let on a standard form of tenancy for a minimum term of 12 months.

RENT

As set out on the attached Schedule.

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 each room is set out on the attached Schedule.

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

BUSINESS RATES

Where listed, the Valuation Office Agency website provides the Rateable Values for each room as set out on the attached Schedule.

The Rateable Values of each room are 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

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Disclaimer

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