

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT TO LET ON NEW LEASE FOLLOWING REFURBISHMENT



huwthomascommercial.com

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SUITABLE FOR INDUSTRIAL/
WAREHOUSE OR TRADE
COUNTER USE

2,344 Sq Ft
217.83 Sq M

- Available in April 2023 following refurbishment
- Adjacent to Plumbase and Medlock Electrical
- On site parking
- New lease
- £18,000 pa
- NO VAT

UNIT 12 SANDOWN CENTRE, WHITE HORSE BUSINESS PARK, TROWBRIDGE, BA14 0XD

LOCATION

Trowbridge is the County Town of Wiltshire, and is located toward the centre of the county.

Junction 17 of the M4 motorway is approximately 17 miles to the north via the A350, while the City of Bath is approximately 8 miles north west and the City of Salisbury approximately 33 miles to the south over Salisbury Plain.

The Sandown Centre forms part of the large and popular White Horse Business Park located to the south of Trowbridge on the A363.

DESCRIPTION

The Sandown Centre is a courtyard development of modern industrial/warehouse units, some now occupied by Trade Counter businesses including Plumbase and Medlock Electrical.

Unit 12 is an end of terrace unit of steel portal frame construction with an eaves height of approximately 5.5 metres.

In the front elevation are a pedestrian door and a separate sectional up & over loading door.

Internally the property has a small office to the front; male and female toilets and a large open plan warehouse / production area.

The property is about to be refurbished with the following work to be undertaken

- New LED lighting throughout
- Internal redecoration to all areas (warehouse painted to 2m height)
- New floor covering in office / kitchen area
- New kitchen units and fittings to be installed in the warehouse area.
- Overhaul and redecoration of toilets
- Overhaul of loading door.

ACCOMMODATION

The unit has been measured on a gross internal floor area basis:

	Sq M	Sq Ft
Ground floor	217.83	2,344

CAR PARKING

There are 4 allocated parking spaces immediately in front of the unit.

TERMS

The unit is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

The cost of external repairs and insurance contribution are covered by a service charge.

RENT

£18,000 per annum.

We are informed that the property is NOT registered for VAT; therefore there is NO VAT payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the exterior of the property; a contribution to the building insurance premium and the upkeep of the common areas of the Sandown Centre and wider White Horse Business Park.

The service charge budget for 2022 / 2023 is just over £1,500.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a current Rateable Value of £11,250; with a proposal for it to increase to £13,250 with effect from 1st April 2023.

ENERGY PERFORMANCE CERTIFICATE

A new EPC will be issued upon completion of the refurbishment work.

A copy of the EPC and Recommendation Report will be 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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Details prepared January 2023.

Disclaimer

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