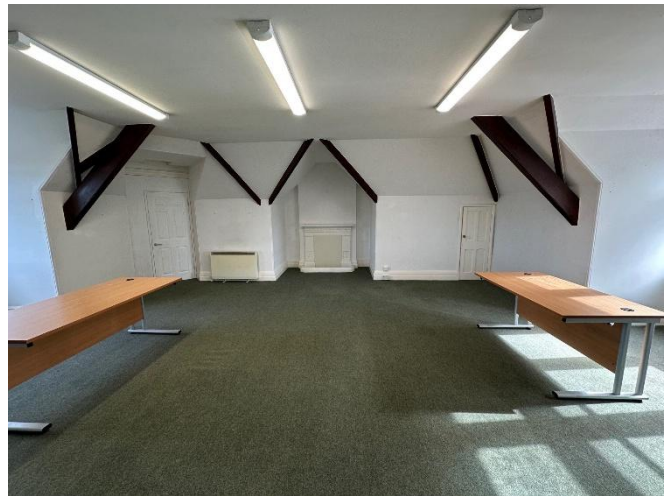


Turret Room

Courtleigh, Westbury Leigh, Westbury
BA13 3TA



To Let - Turret Room - £7,250 per annum

Turret Room
Courtleigh
Westbury Leigh
Wiltshire
BA13 3TA

To Let

Description

The West Wilts town of Westbury has benefited from substantial residential and industrial development over recent years and enjoys a wide employment base.

Courtleigh is an attractive late Victorian property with stone elevations under a tiled roof. Believed to date from 1891 and is located on the fringes of Westbury within large and well-kept grounds. Courtleigh is owned by the Institution of Engineering Designers (IED) who currently occupy some of the accommodation. Some surplus space however is available with shared facilities, parking etc. on site. The offices benefit from part gas heating and Economy 7 heating, and offers an attractive working environment, and full internal inspection is strongly recommended.

The Turret Room located on the second floor 62.17 m² (658.43 ft²) with a rental of £7,250 per annum. The rent is inclusive of utility bills.

Agent's Notes

It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has been commissioned, and where required is available for information purposes to the ingoing tenant.

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.leasingbusinesspremises.co.uk>

Viewing: By appointment only through the agents **Cooper and Tanner LLP**.

Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

Proposed tenancies will be excluded from the

- provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Subject to references/credit checks.

Location: What3Words

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Planning: We understand the offices benefit from consent for Class E – Commercial, Business and Service type uses. We understand the building is not Listed, but it is within a Conservation Area.

Local Council: Wiltshire Council ☎ 0300 456 0100

Business Rates: Rateable Value - TBC. Small Business rates Relief may apply and applicants should make enquires with Wiltshire Council.

Services: Mains water, gas and electricity are connected. Services and appliances not tested.

Tenure: Leasehold

EPC Rating: D/87

VAT: We understand that VAT is NOT payable on the rent.

COMMERCIAL

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COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

