

St Stephen's Place

LEISURE PARK

TROWBRIDGE BA14 8AH

ODEON



LOUNGE
CAFÉ BARS

wagamama

Premier Inn

PREZZO

TURQUAZ

Frankie & Benny's



TO LET
Prime Restaurant/Cafe/Leisure Premises
2,600 sq ft

Hartnell
TaylorCook

Trowbridge's principal leisure destination

St Stephen's Leisure Park is situated on the edge of Trowbridge town centre immediately off County Way.

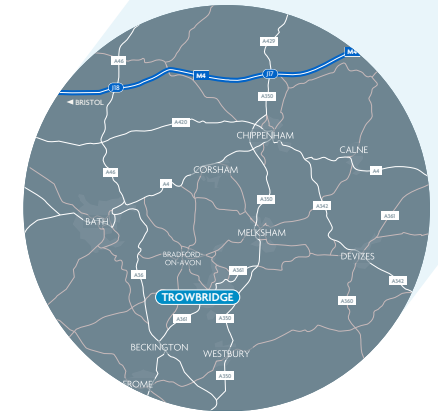
Trowbridge is Wiltshire's County Town and is situated just 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol.

The Park itself is anchored by a 7 screen Odeon cinema and an 83 bed Premier Inn hotel with six restaurants/leisure operators including Nandos, Wagamama, Prezzo and Loungers.



The Cradle Bridge Retail park sits immediately next door and is anchored by the significant M&S Foodhall. The park provides further parking, and is also home to Subway, Dominos and Greggs, further pinning down the leisure offering. The shopping centres at The Shires and Castle Place are a few minutes walking distance and the new Trowbridge Leisure Centre opposite County Hall is now at an advanced stage of construction. This follows the recent renovation of the Old Town Hall.

The town centre itself is also only a few minutes' walk away giving the park the benefit of both in-town and out of town trade, with customers coming by car, and foot alike.



Flexible, modern space now available

Accommodation

Unit 2 comprises 2,600 sq ft (241.54 sq m) currently fitted with a bar, kitchen and storage to the rear. Other benefits include fully glazed frontage, external seating, rear servicing and rear window for additional branding.

The unit is available to lease with the benefit of the previous occupier fitout at nil premium. Alternatively the Landlord will remove the current fitout to provide a shell unit if preferred.

Public car parking is provided in the surface parking area in the middle of the Park and there is plentiful additional car parking close by.

The unit will provide the following approximate gross internal area.

UNIT 2	2,600 sq ft	241.54 sq m



St Stephen's Place

LEISURE PARK

THE SHIRES
SHOPPING CENTRE

TOWN CENTRE

NEW LEISURE
CENTRE
(OPENING LATE 2026)

PREMIER INN

NANDO'S

THE DESSERT
SHOP

FRANKIE
& BENNY'S

THE CIVIC
CENTRE

LOUNGERS

WAGAMAMA

TURQUAZ

COSTA
COFFEE

ODEON

GREGGS

SUBWAY

PREZZO

M&S FOOD

TOBY CARVERY

Trowbridge's
residents have an
annual spend potential of

£450m

on non-grocery
items

St
Stephen's
Place LEISURE
PARK

The home of major national operators



The next steps to build your brand...

EPCS

EPCs and the certificates are available for inspection from the letting agents.

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please refer to the RICS Real Estate Code of leasing 2020.

TERMS

Available by way of a new lease for a term of years to be agreed. There is an estate service charge levied for the maintenance and running of the communal areas, details on application.

RENT

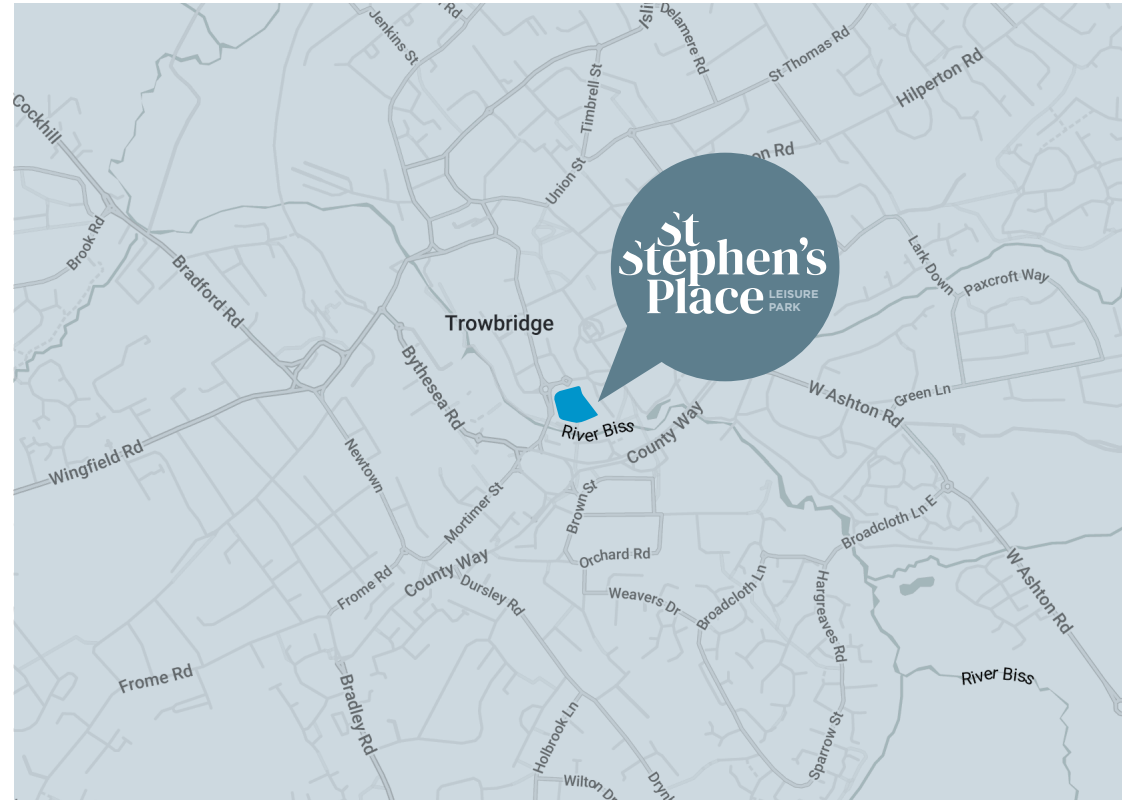
On application.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs.

REFERENCES/RENTAL DEPOSITS/AML

Financial and accountancy references will be sought from any prospective tenant prior to agreement. A successful Tenant will also be required to provide relevant information to satisfy any money laundering regulations when heads of terms are agreed.



VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the sole agent:

James Woodard

07753 302 236

James.Woodard@htc.uk.com

**Hartnell
Taylor Cook**