

# Wessex House

Station Road, Westbury, BA13 3JN

COOPER  
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## Description

Wessex House comprises modern detached office premises which offer extensive office accommodation over three floors benefiting from full gas fired central heating and good IT/telecom provision. Good onsite parking provision.

Service charge covers reasonable consumption of heating, lighting, electricity, water and maintenance of common areas.



Rents from £1,155.44 p.a. + VAT

Office Number	Size	Rent	Service Charge	Availability
G A	375 ft <sup>2</sup>	<b>£3,573.24</b>	<b>£2,959.20</b>	<b>Available</b>
G B	232 ft <sup>2</sup>		£1,825.84	Let
G C	420 ft <sup>2</sup>	<b>£3,990.00</b>	<b>£3,305.40</b>	<b>Available</b>
G D	550 ft <sup>2</sup>		£4,328.50	Let
G E	225 ft <sup>2</sup>		£1,770.75	Let
G F	87 ft <sup>2</sup>		£684.69	Let
North Suite				
G H	246 ft <sup>2</sup>	<b>£2,214.00</b>	<b>£1,935.96</b>	<b>Available</b>
G I	225 ft <sup>2</sup>	<b>£2,025.00</b>	<b>£1,770.72</b>	<b>Available</b>
G J	216 ft <sup>2</sup>			Let
G K	272 ft <sup>2</sup>	<b>£2,448.00</b>	<b>£2,140.56</b>	<b>Available</b>

Office Number	Size	Rent	Service Charge	Availability
1 A	334 ft <sup>2</sup>		£2,628.58	Let
1 B	195 ft <sup>2</sup>		£1,534.65	Let
1 C - E	679 ft <sup>2</sup>		£5,343.73	Let
1 F	181 ft <sup>2</sup>		£1,424.47	Let
1 G	169 ft <sup>2</sup>		£1,330.01	Let
1 H	223 ft <sup>2</sup>		£1,755.01	Let
1 I	181 ft <sup>2</sup>		£1,424.47	Let
1 J	98 ft <sup>2</sup>		£771.26	Let
1 K	165 ft <sup>2</sup>		£1,298.55	Let
1 L	143 ft <sup>2</sup>		£1,125.41	Let
1 N	152 ft <sup>2</sup>		£1,196.24	Let
1 O	334 ft <sup>2</sup>		£2,628.58	Let

Office Number	Size	Rent	Service Charge	Availability
2 A	304 ft <sup>2</sup>	<b>£2,450.24</b>	<b>£2,392.48</b>	<b>Available</b>
2 B	186 ft <sup>2</sup>		£1,069.50	Let
2 C/D	560 ft <sup>2</sup>		£4,407.20	Let
2 E	451 ft <sup>2</sup>	<b>£3,644.08</b>	<b>£3,549.37</b>	<b>Available</b>
2 F	151 ft <sup>2</sup>	<b>£1,220.08</b>	<b>£1,188.37</b>	<b>Available</b>
2 G	145 ft <sup>2</sup>		£1,141.15	Let
2 H/I	340ft <sup>2</sup>		£2,675.80	Let
2 J	109 ft <sup>2</sup>		£857.83	Let
2 K	237 ft <sup>2</sup>		£1,865.19	Let
2 L/M	258ft <sup>2</sup>		£2,030.46	Let
2 O/N	360.59ft <sup>2</sup>	£2,909.66	£2,841.07	<b>Available</b>
2 P	151 ft <sup>2</sup>	£1,217.06	£1,188.37	<b>Available</b>
2 Q	88 ft <sup>2</sup>		£692.56	Let

### Agents Notes

1. Tenancies are subject to satisfactory references.
2. It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
3. 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>

### Property Information

**Local Council:** Wiltshire Council ☎ 0300 456 0100

**Business Rates:** To be reassessed. (Small business rates may apply)

**Services:** We understand mains water and electricity, gas and drainage are connected. Gas fired heating. (Services and appliances not tested).

**Tenure:** Leasehold

**EPC Rating:** D/80

**VAT:** We understand that VAT is payable on the rent and service charge.

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

## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 34 77 58

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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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.

