

Ground floor and basement offices, 24 Warminster Road, Westbury, BA13 3PE

COOPER
AND
TANNER



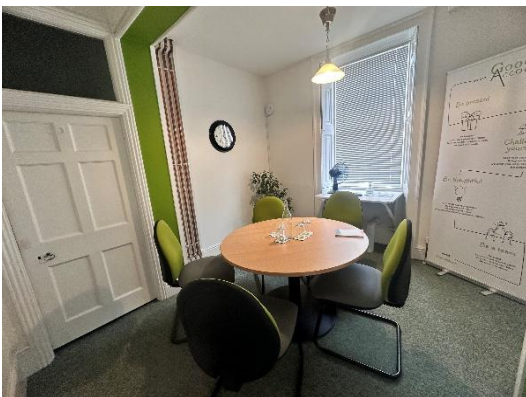
Description

The offices on the ground floor and basement at 24 Warminster Road Westbury are finished to an excellent standard. The ground floor comprises a large open plan office with a reception area which can be accessed from the street, meeting room and office to the rear. The basement comprises 2 x WC, kitchen, good size office to the rear, and two further offices. The property also benefits from of a secure door entry system, CCTV and parking. Total ground floor area 1,491.39ft², Basement total floor area 686.09ft².

These offices are available by floor or in combination.

The tenant will be responsible for internal maintenance and decoration of the demised space. The landlord will be responsible for the maintenance and repair of common areas and facilities, plus external maintenance and repair. The tenant will be responsible for the payment of all Business Rates and Service Charge which is inclusive of the following costs:

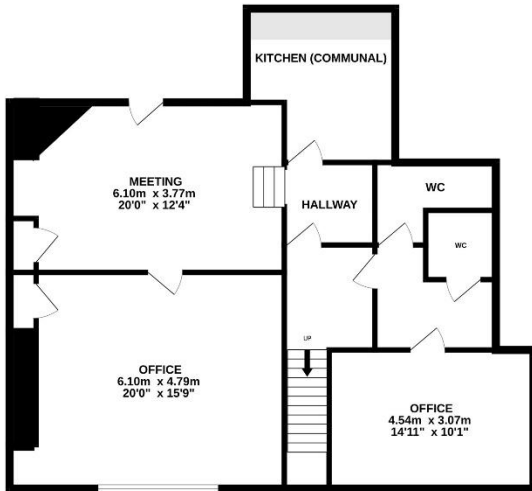
- Reasonable electric and heating costs.
- Mains water supply.
- Proportion of building insurance.
- Maintenance and repair of common facilities, external maintenance and repair.
- Maintenance of external grounds, car parking etc.
- Rubbish collection (normal trade waste).
- Health and Safety costs.



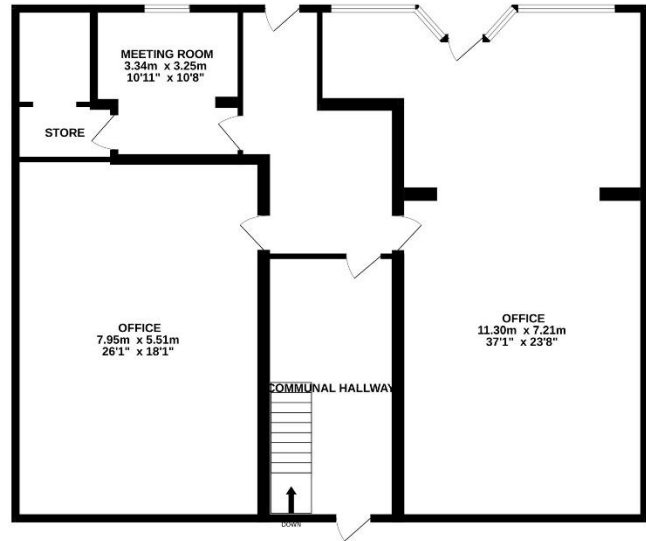
Rent - £22,000 p.a.

Service charge - £11,813 p.a.

BASEMENT
96.3 sq.m. (1037 sq.ft.) approx.



GROUND FLOOR
156.1 sq.m. (1680 sq.ft.) approx.



TOTAL FLOOR AREA : 252.4 sq.m. (2717 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agent's Notes

- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has been commissioned, and a copy is available from the agent.
- 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>

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.

Property Information

Local Council: Wiltshire Council ☎ 0300 456 0100

Business Rates: Rateable Value To be confirmed.

Small Business rates Relief may apply and applicants should make enquires with Wiltshire Council.

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

Tenure: Leasehold

EPC Rating: D/78

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

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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.

