

for sale

**UNIT 9, AVON WAY, CANAL ROAD
INDUSTRIAL ESTATE, TROWBRIDGE,
BA14 8RP**

103,274 ft² 9,591 m²



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Detached industrial/warehouse unit
Site of 4.02 acres (1.63 ha)
Asset management opportunity

Location

The property is located on the well established Canal Road Industrial Estate. Major employers included Airsprung Beds and Apetito, together with national trade counter businesses and car dealerships.



Trowbridge is the County Town of Wiltshire with good access to the strategic A350 leading north to Junction 17 of the M4 motorway, approximately 18 miles distant, and south to the A303 and south coast ports.



Description

The property comprises a detached industrial warehouse unit of steel portal frame construction with insulated metal profile cladding to the roof and elevations. The inner leaf of the elevations is blockwork to a height of approximately 2 metres.

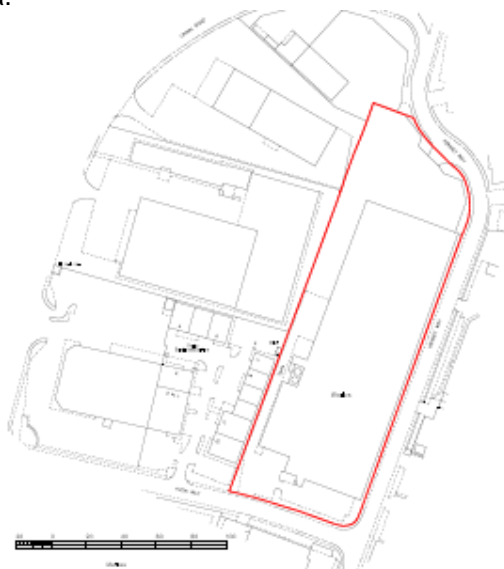


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The building stands on a site of approximately 4.02 acres (1.63 hectares). There is an enclosed yard with loading facilities and a separate car parking area.



Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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Specification

The warehouse has the following amenities:

- Eaves height approx. 5.0 metres.
- 2 dock levellers.
- 3 ground level loading doors.
- LED lighting.
- Gas fired heating (disconnected)

The offices are not occupied.

Accommodation

The property has been measured on a gross internal basis and provides the following approximate areas:

Area	sq.m.	sq.ft.
Industrial/warehouse	8,479	91,274
Former Plant Rooms	242	2,610
Mezzanine	60	655
Ground Floor Offices & Canteen	410	4,421
First Floor Offices	400	4,314
TOTAL	9,591	103,274

Business Rates

The property is currently assessed as factory and premises with a rateable value of £260,000.

Energy Performance Certificate

The property has an EPC rating of C66. A copy of the EPC is available on request.

Tenancy

The property is let to The Consortium for Purchasing and Distribution Limited (03100039). The Lease is outside the Landlord & Tenant Act 1954 and expires on 30 May 2022 with a tenant only break clause on 31 May 2021. The rent is £253,132 per annum.

Tenure

Freehold.

The guide price is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Advice to Purchasers

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Keningtons are required to undertake and complete customer due diligence on the purchaser as soon as heads of terms are agreed and prior to exchange.

Viewing and Further Information

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

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