



For Sale/To Let Land or Buildings

Up to 357,362 sq.ft. (33,200 sq.m.)



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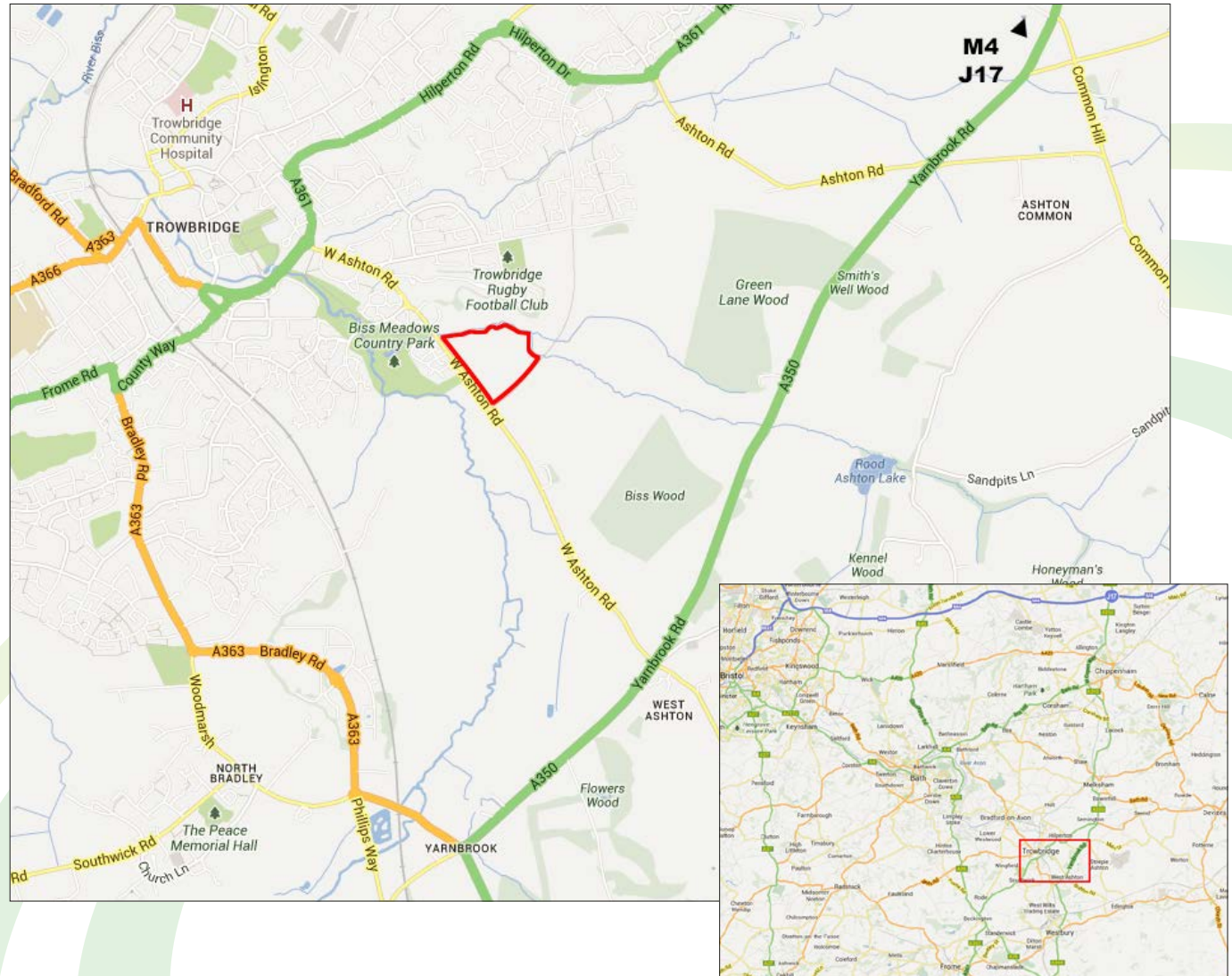
South Trowbridge Business Park is a brand new mixed use business park that will be constructed fronting West Ashton Road less than one mile to the south of Trowbridge town centre.

Trowbridge is the County Town of Wiltshire with a population of approximately 47,000 people. The A350 which links Junction 17 of the M4 to the north and Poole on the south coast is within half a mile of the proposed business park. There is easy access to the local towns of Westbury (5 miles), Melksham (6 miles), Chippenham (12 miles) and the City of Bath (12 miles).

There are regular mainline rail services to London Paddington from Westbury, Chippenham and Bath.

Pedestrian access via an established footpath alongside the picturesque River Biss provides a pleasant walk to Trowbridge town centre.

Trowbridge is a popular business destination with the established employment areas of White Horse Business Park and Canal Trading Estate. There is also a plentiful supply of varied retail on offer in the town centre including The Shires and Castle Place Shopping Centres and The Gateway. The brand new development of St Stephens Place includes an 8 screen multiplex cinema, an 80 bedroom hotel and 6 family focussed restaurants. In addition, Wiltshire Council has recently completed a comprehensive redevelopment of County Hall.



Description

The largely flat new Business Park will be constructed adjacent to 650 new homes developed by Persimmon Homes.

It will comprise a variety of high quality B1 (offices and light industrial), B2 (general industrial) and B8 (storage and distribution) properties.

The overall site is 34.3 acres (13.68 hectares) which will allow for 18.73 acres (7.58 hectares) of net developable land. Outline Planning Permission has been granted for a total of 357,362 sq ft (33,200 sq m) of accommodation based on a gross external basis.



Planning

Outline planning permission has been granted for employment by Wiltshire Council under planning permission reference number W/10/03031/FUL and appeal reference APP/Y3940/A/11/2165771.

B1 (offices and light industrial), B2 (general industrial) and B8 (storage and distribution) uses can be accommodated in configurations to suit bespoke requirements.

Full copies of the consents are available from the Agents.



Proposal

The land for the proposed South Trowbridge Business Park is available to purchase as a whole or in part.

Consideration will also be given to a purchase or lease of a completed building to suit any occupier's requirements.

Interest is sought from office, industrial, warehouse and distribution occupiers as well as commercial developers.



A development by



Contact

Further details are available from the Sole Agents.

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