



CASTLE
PLACE

TO LET · VARIOUS UNITS
Market Street · Trowbridge BA14 8AL

castleplace.co.uk

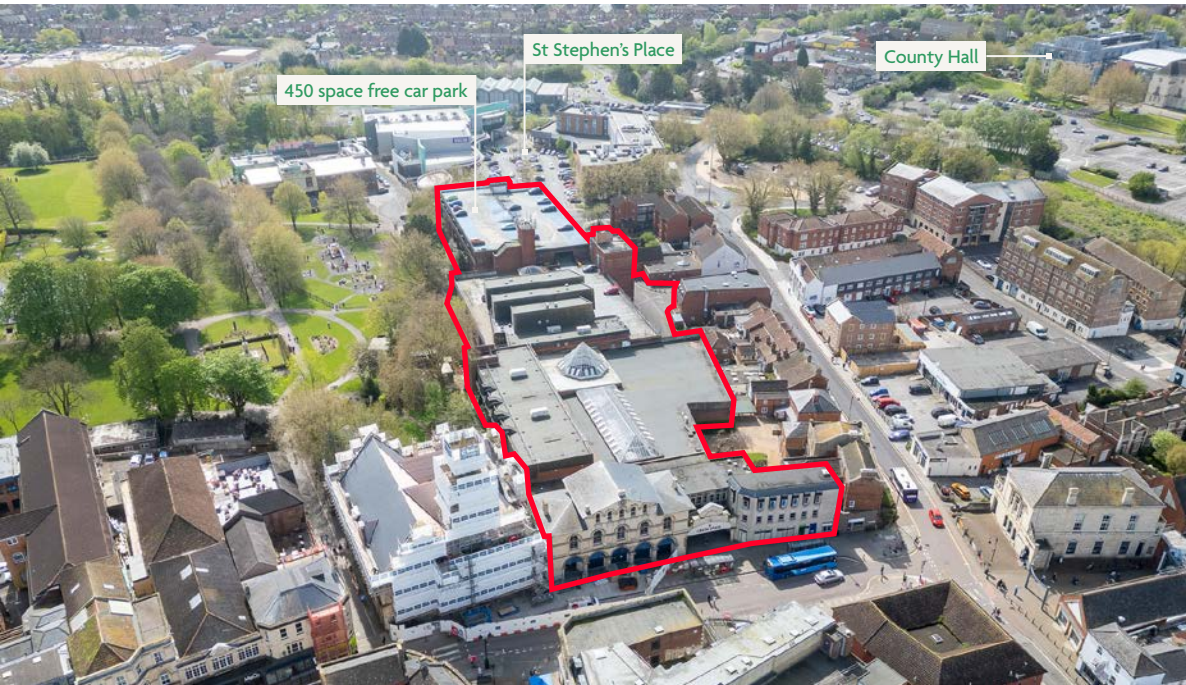
CASTLE PLACE

Trowbridge is Wiltshire's County Town set in the heart of Wiltshire with easy access to the adjoining towns of Devizes, Marlborough, Westbury, Warminster, Frome, Bath, Bradford on Avon, Corsham and Chippenham. Junction 17 of the M4 is approximately 18 miles to the North.

The Town offers a wealth of leisure and retail facilities including Castle Place, St Stephen's Place Leisure Park, The Shires and The Gateway. Many supermarkets are represented in Trowbridge and there is plentiful opportunity for independent operators.

The town has a population of just under 45,000 people.





DESCRIPTION

Castle Place is a covered retail and leisure scheme laid out over two floors. The Upper Ground Floor has two large glazed lanterns providing excellent natural light and the Lower Ground Floor has extensive glazing along one whole elevation overlooking Castle Park.

The majority of units are accessed directly off Market Street which are known as the Upper Ground Floor. There is further access to the Lower Ground Floor from the adjacent free car park. Escalator access is provided linking the two floors and there are WC facilities on the Lower Ground Floor.

Each available unit on the Upper Ground Floor has its own storage facilities and delivery access on the Lower Ground Floor.

Some units benefit from previous occupier's fit-out and all have fully glazed frontages.



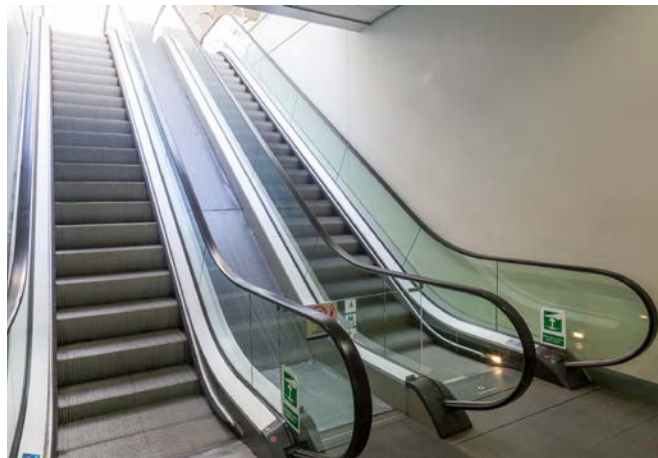


FREE CAR PARKING

Adjacent and linked to Castle Place is a 450 space free car park for the use of visitors and staff working in Castle Place (24/7). This is accessed via Castle Street and St Stephen's Place directly off the A361 County Way.

PLANNING

The Property currently benefits from Class A (retail) and Class E (commercial, business & service). This covers a wide variety of uses and interested parties are advised to liaise with the Local Planning Authority, Wiltshire Council www.wiltshire.gov.uk/planning



CURRENT AVAILABILITY

There are various units ranging from approximately 200 sq ft to over 20,000 sq ft. Please enquire as to the current availability of what is available and what can be interconnected /sub-divided as required.

TERMS

Units are available on short or long leases to suit individual occupier needs.

Tenants will be responsible for contributing a fair proportion of the service charge in respect of the day to day running of the Property.



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FURTHER INFORMATION

For a discussion or to arrange an inspection, please contact the sole letting agents.

BROCKHURST
PROPERTY MANAGEMENT

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. B/AK Hollister HD2601 04/24



CURRENT AVAILABILITY – MAY 2024

Unit No.	Size		Rent	Rent	Service charge	TOTAL
	(sq ft)	(sq m)	(£ per annum)	(£ per month)	(£ per calendar month)	(Rent & S/C pcm)
1 & 2	3,757	349.03	56,355	4,700	1,000	5,700
3	893	82.96	13,395	1,100	240	1,340
4	850	78.96	12,750	1,100	230	1,330
5	850	78.96	12,750	1,100	230	1,330
6	823	76.45	12,345	1,050	220	1,270
7	861	79.98	12,915	1,100	185	1,285
8	657	61.03	9,855	850	230	1,080
12	20,215	1,878.03	202,150	16,850	5,475	22,325
22	2,702	251.02	40,530	3,400	730	4,130
23	1,259	116.96	18,885	1,575	340	1,915
24	1,173	108.97	17,595	1,500	320	1,820
25	1,356	125.97	20,340	1,700	370	2,070
26	893	82.96	13,395	1,100	240	1,340
30 & 31	581	53.97	8,715	725	160	885
32	786	73.02	11,790	1,000	215	1,215

All figures quoted are exclusive of VAT and any Business Rates that may be due.

The majority of units have separate wc facilities, storage and additional access from the Lower Ground Floor level.



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