

alder king
PROPERTY CONSULTANTS

FOR SALE

On the Instructions of: Ross Connock and Edward Williams
Joint Administrators of Airsprung PLC and Airsprung Furniture Limited

Gainsborough Building

Canal Road, Trowbridge, BA14 8RQ

Prominent Industrial Warehouse Building on a Self Contained Site – 59,428 sq ft (5,521 sq m) approximate gross internal area on 1.85 acres (0.75 ha)

Location

Trowbridge is the County Town of Wiltshire situated approximately 31 miles to the southwest of Swindon, 20 miles to the southeast of Bristol and 8 miles to the southeast of Bath.

The A350 main trunk road from the south coast leads north to Melksham, Chippenham and ultimately Junction 17 of the M4 which is circa 30 mins away.

The A36 linking Bath to Southampton is just over 6 miles to the southwest.

The property is prominently located fronting Canal Road, at the heart of the town's prime trade, showroom and motor dealership district, with occupiers in the immediate vicinity including Apetito, Bradfords Building Supplies, Howdens, Wickes, car dealerships and a Lidl supermarket.

M4 – J17

17 miles northeast

Trowbridge Town Centre

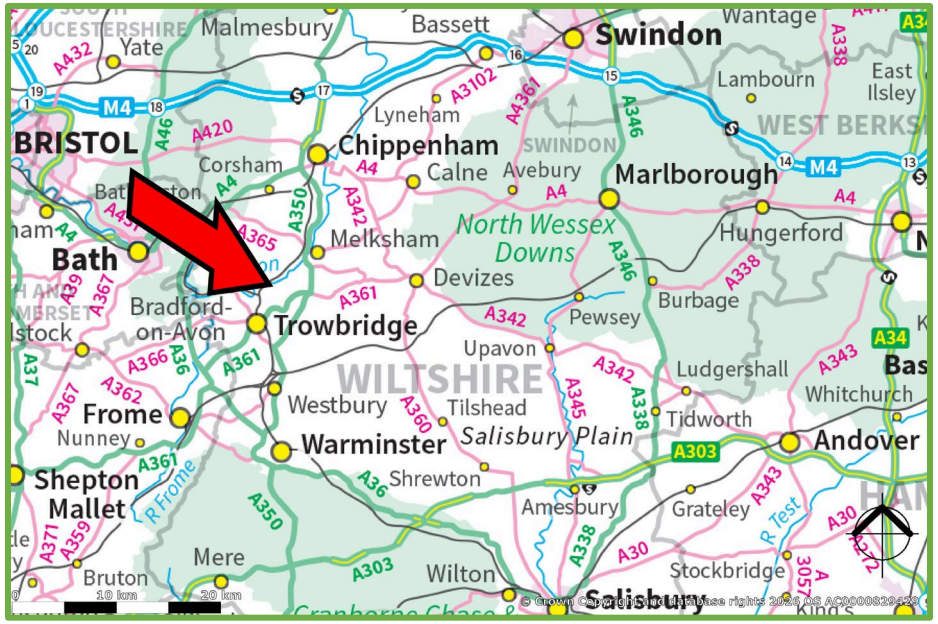
3/4 mile

Bath

8 miles

Swindon

31 miles





Accommodation

Description
The property has been constructed in three stages. The original building dates from the 1970s and is of steel frame construction with brick and clad elevations providing an internal height of approximately 4.3 metres. Two storey offices are located to the front and loading is by two level access loading doors with loading canopy.

The side extension was completed in 1992 and is of steel frame & clad elevations. It provides additional warehouse accommodation with an internal height of approximately 5 metres and includes one dock level loading door plus one level access loading door.

The rear extension was completed in 1997 and is also of steel frame construction with clad elevations and this includes a substantial first floor area. The internal height at ground floor is approximately 4.6 metres and loading is via four dock level loading doors.

The internal height of the first floor area is approximately 3.75 metres. High level windows provide natural light to the first floor area.

Externally, there is a self contained, fenced and gated yard to the side of the property and an open grassed area to the front.

We consider that some of this could be reconfigured to provide additional accommodation or landscaping subject to planning.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

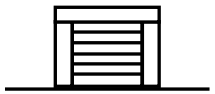
Area	sq ft	sq m
Original Building		
Warehouse and Ground Floor Offices	26,468	2,458.91
First Floor Offices	4,421	410.75
Side Extension		
Warehouse	10,078	936.31
Rear Extension		
Ground Floor (including link)	9,399	873.16
First Floor	9,062	841.87
TOTAL	**59,428**	**5,521.01**

Site Area - approximately 1.85 acres

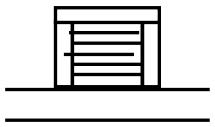
Industrial & Logistics



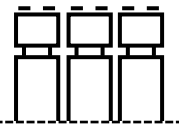
Surface Loading Doors - 3



5 Dock level Loading Doors



Secure Fenced & Gated Yard



Two Storey Offices



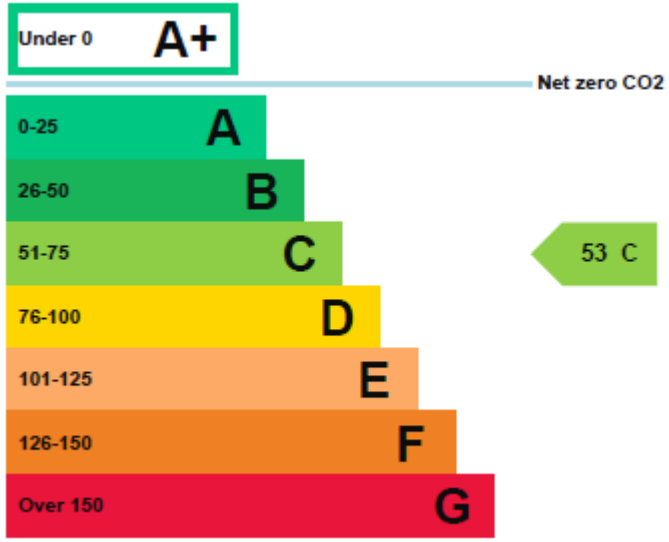
Planning | Rates | EPC | Terms

Planning
We understand that the property has most recently been used for manufacturing purposes. Interested parties are advised to make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 www.wiltshire.gov.uk

Business Rates
The Property's Rating Assessment is currently combined with the main site on the other side of Canal Road. A new Assessment will therefore be required.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate



Purchase Price
The property is offered for sale on a freehold basis with vacant possession.

Offers in excess of £2,900,000 exclusive are sought.

Legal Costs
Each party is to be responsible for their own legal and professional costs.

VAT
The Property is elected for VAT and this will be chargeable on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering
A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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

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AK Ref: JDG/DLN/102675 **Date:** July 2026 **Subject to Contract**

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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