

Wessex House

Station Road, Westbury, BA13 3JN

COOPER
AND
TANNER



Description

Wessex House comprises modern detached office premises which offer extensive office accommodation over three floors benefiting from full gas fired central heating and good IT/telecom provision. Good onsite parking provision. The site has direct road frontage to and access from Meadow Lane. These well-appointed office suites are suitable for a wide range of business occupiers.

Office North Suite – 112.05m² (1,206.10ft²) £9,420 +VAT p.a. excl Service charge £6,578.77 + VAT p.a.

Office 2A – 28.70m² (309ft²) £2,300 +VAT p.a. excl Service charge £1,605.12 + VAT p.a.

Service charge covers reasonable consumption of heating, lighting, electricity, water and maintenance of common areas.

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.
- A deposit will be payable. Tenant will make a contribution towards Landlords legal costs of £200 +VAT.
- Subject to references.

Rents from £1,066 p.a. + VAT

