

TO LET

SUBJECT TO VACANT POSSESSION



The Shires  
It's all about you

TO LET

Unit 45

2,737 sq.ft

(254 sq.m)

///dishes.poems.starts

The Shires, Trowbridge,  
Wiltshire, BA14 8AT

Local Occupiers Include

Iceland  
Waterstones





**123,286 sq.ft**  
Total development



**54**  
Retail units on site



**1,000**  
Free Parking Spaces  
1st hour free



Car Park



Atrium



River Biss

The Shires is the prime retail pitch within Trowbridge, conveniently located close to excellent bus and train transport links.

The centre is anchored by an Asda Superstore and other tenants include Iceland, Bodycare, Waterstones, Superdrug, JD Sports, Boswells to name a few.



**5m+**

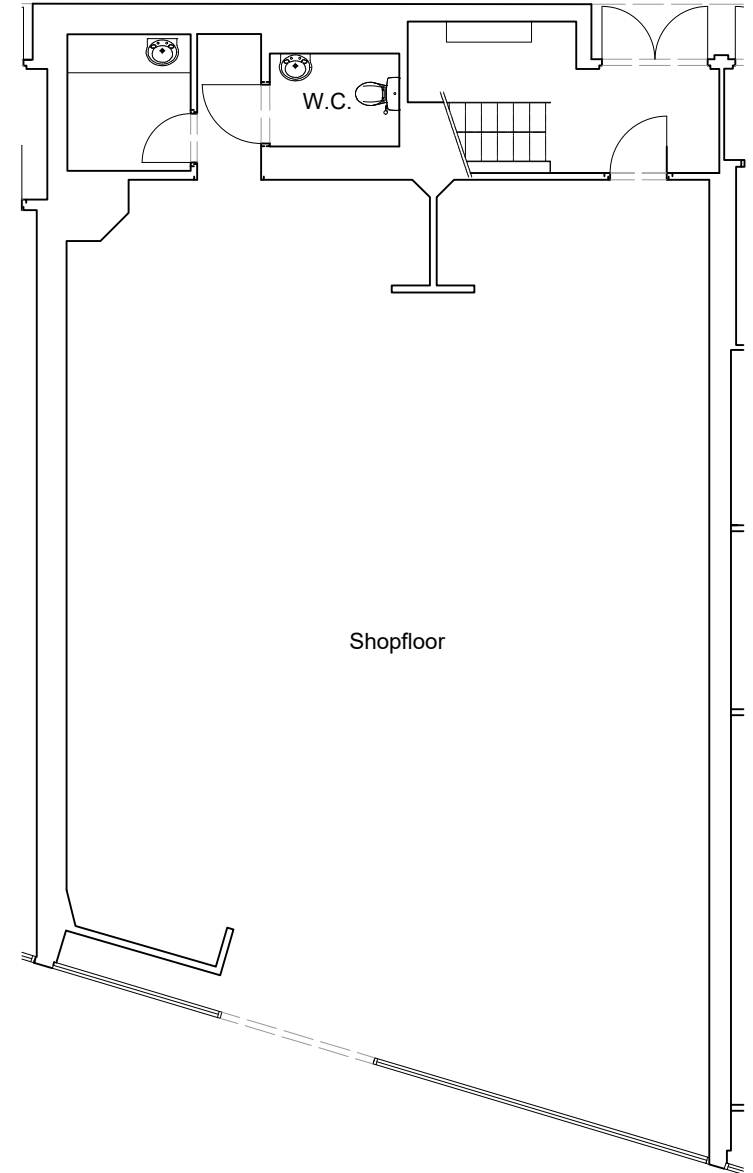
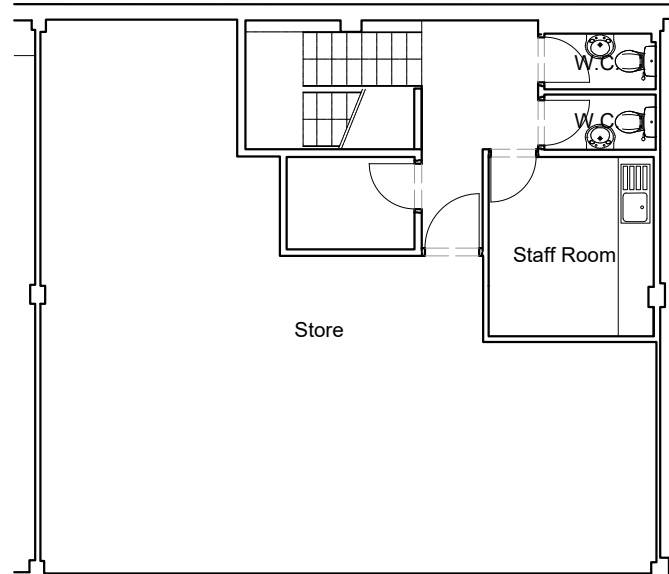
Annual footfall



**£1.3bn**

Annual spend potential on non-grocery items

# AVAILABLE UNITS



## Available Unit

UNIT 45	sq.ft	sq.m
Area	2,737	254
RENT	POA	
RATEABLE VALUE	£35,250	
SERVICE CHARGE	£26,825	
INSURANCE	£1,670	
EPC	C	



## Location

Trowbridge is the county town of Wiltshire, England, on the River Biss in the west of the county. It is near the border with Somerset and lies 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol. Trowbridge is a good base for visitors touring the Cotswolds and the Wiltshire Downs.

The Shires Shopping Centre is an approx 15-minute walk from Trowbridge train station.

The nearest bus is directly in front of Castle Place, there are also an eight car taxi rank in Market Street and a three car taxi rank in Castle Street.

By Car	Distance	Travel Time
Bath	8 miles	24 mins
Bristol	20 miles	40 mins
Cardiff	62 miles	1hr 35 mins
London	112 miles	2hr 22 mins



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## SERVICES



### Sat Nav Users

Enter **BA14 8XR** for the nearest point to the car park



### Ample Free Parking

1st Hour Free



### Toilet Facilities



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