



The Shires
It's all about you

TO LET

Unit 10

4,306 sq.ft
(400 sq.m)

TO LET

UNIT 10 - GROUND FLOOR
UNIT/OFFICE

4,306 sq.ft (400 sq.m)

ALL ENQUIRIES



George Watson
01423 662 487
G.Watson@icpproperties.co.uk



Anthony Jackson
07711 944 404
anthony@rj-hd.co.uk



Stuart Williams
07771 820054
Stuart.Williams@carterjonas.co.uk

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The Shires, Trowbridge,
Wiltshire, BA14 8AT

Local Occupiers Include

Iceland
Waterstones





SITE PLAN



123,286 sq.ft

Total development



54

Retail units on site



1,000

Free Parking Spaces
1st hour free



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.



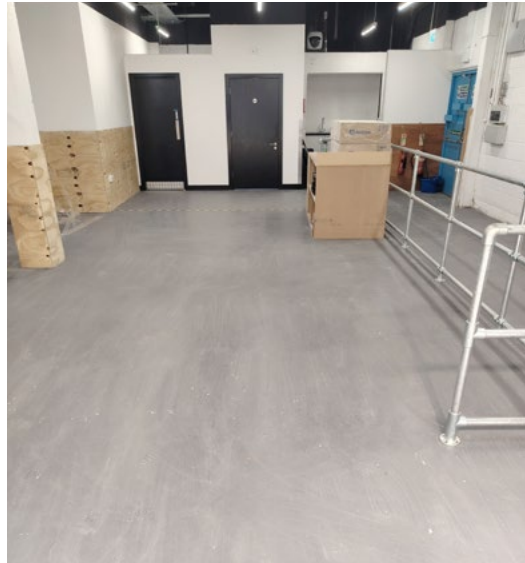
5m+
Annual footfall



£1.3bn
Annual spend potential on non-grocery items

Available Unit

UNIT 10	sq.ft	sq.m
Area	4,306	400
RENT	£57,500	
RATEABLE VALUE	£59,500	
SERVICE CHARGE	£41,700	
INSURANCE	£3,500	
EPC	C	



AVAILABLE UNIT





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



George Watson

07423 662487
0117 990 2649
GWatson@lcpproperties.co.uk



Anthony Jackson

07711 944404
anthony@rj-ltd.co.uk

Carter Jonas

Stuart Williams

07771 820054
Stuart.Williams@carterjonas.co.uk

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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