

The Shires
It's all about you

TO LET

Unit 40

2,289 sq.ft

(212 sq.m)

///dishes.poems.starts

The Shires, Trowbridge
Wiltshire, BA14 8AT

Local Occupiers Include

Iceland
Waterstones
JD
ASDA

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SITE PLAN

123,286 sq.ft
Total development

54
Retail units on site

1,000
Free Parking Spaces
1st hour free



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AVAILABLE UNITS

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

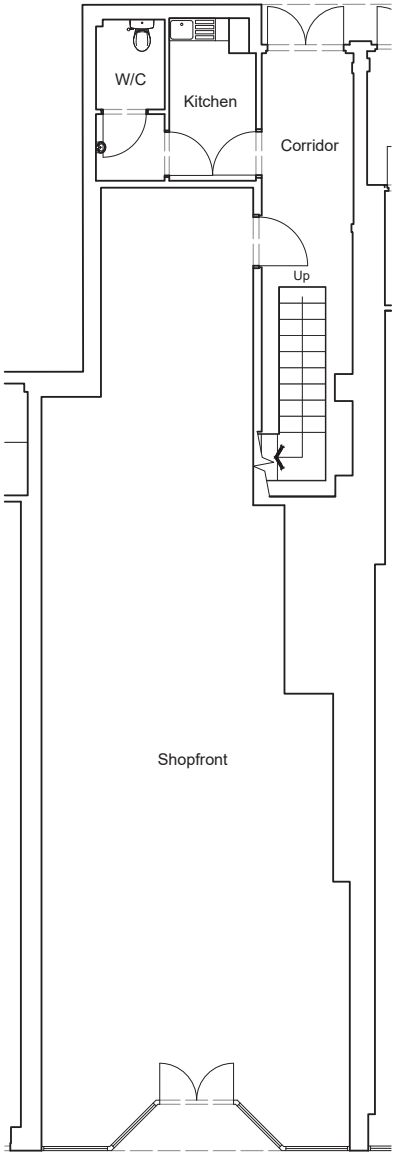
The centre is anchored by an Asda Superstore and other tenants include Iceland, Bodycare, Waterstones, Superdrug, JD Sports, Boswells to name a few.

5m+
Annual footfall

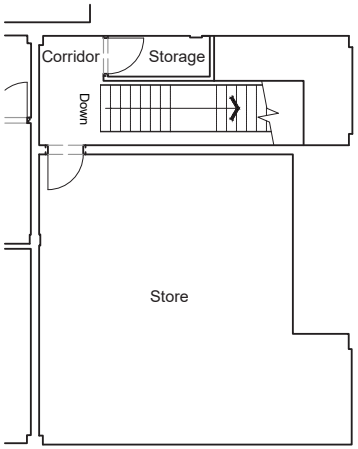
£1.3bn
Annual spend potential on non-grocery items

Available Unit

UNIT 40	sq.ft	sq.m
Area	2, 289	212
RENT	£30,000	
RATEABLE VALUE	£25,500	
SERVICE CHARGE	£20,500	
INSURANCE	£1,208	
EPC	B	



Ground Floor Plan - 1643 sq ft.



First Floor Plan - 646 sq ft.

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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 mies	40 mins
Cardiff	62 miles	1hr 35 mins
London	112 miles	2hr 22 mins



SERVICES

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

Ample Free Parking
1st Hour Free

Toilet Facilites





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