



**Unit 11A**  
**Woodland Industrial Estate**  
**Westbury**  
**Wiltshire**  
**BA13 3QS**

**A Semi-Detached Warehouse Premises**  
**Approximately 2,540 sq ft (236 sq m)**

- **Prominent warehouse accommodation**
- **Located on an established industrial estate**
- **Good road/rail links**
- **Allocated parking**

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## LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units a short distance from Westbury's Town Centre and mainline Railway Station. Westbury is a busy and expanding town with a population of approximately 15,000 located towards the centre of Wiltshire, with direct access onto the main A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

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## DESCRIPTION

Unit 11A is a semi-detached industrial/warehouse unit of steel portal frame construction with brick elevations under a steel clad roof. The premises benefits from a WC and kitchen and 3 car parking spaces. In addition to this, there are 4 car charging points available for all users and visitors to the estate. The building has an eaves height of 3m. There is a roller shutter door to the front of the unit accessed by the estate road.

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## SERVICES

Three phase electricity, and all other mains services are available however, any ingoing occupier must satisfy themselves independently as to the state, condition and capacity of the services. New electric vehicle charging points have been installed at the estate for common use.

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## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The estimated annual service charge for 21/22 is £665.59 per annum & the building insurance premium for 21/22 is £608.49 per annum (please note this excludes contents)

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## ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

2,540 sq ft (236 sq m)

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## PLANNING

The unit was previously used for B1 and B8 uses however, prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council Tel: 0300 456 0114 regarding their intended use.

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## TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

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## QUOTING RENT

£19,500 per annum exclusive.

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## BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of:

Rateable Value: £10,500

and is described as warehouse & premises. However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the local valuation office.

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## EPC

An EPC to be commissioned .

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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## VAT

Figures are exclusive of VAT, if applicable.

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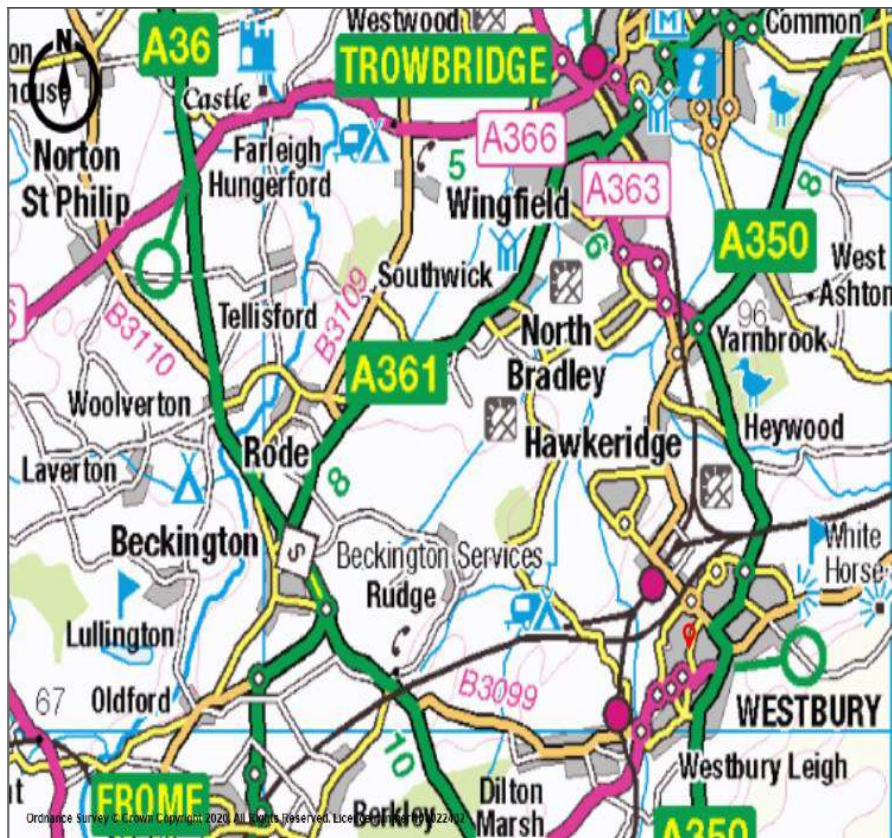
## VIEWINGS

Access can be provided for viewings however, in order to maintain safety for all parties prospective tenants are requested to strictly adhere to the latest government guidance concerning Covid 19 rules and maintain social distancing at all times.



**SUBJECT TO CONTRACT**





## FURTHER INFORMATION

Should you require further information please contact:  
[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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