



Unit 1B
Woodland Industrial Estate
Westbury
Wiltshire
BA13 3QS

A Mid-Terrace Industrial/Warehouse Unit

Approximately 2,380 Sq Ft (221 Sq M)

- **Located On A Popular Industrial Estate**
- **Good Road/Rail Links**
- **Level Access**
- **Allocated Parking**

LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units located close to 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.

DESCRIPTION

Unit 1B is a mid-terrace industrial/warehouse unit of steel portal frame construction with brick and rendered elevations under a steel roof. The warehouse element has male and female WCs and benefits from an eaves height of 3.9m and height to pitch of 6.34m, roller shutter doors to the front (3.5m high x 3.4m wide), strip lighting and gas radiant heaters.

TERMS / QUOTING RENT

The property is available to let by way of a full repairing and insuring lease at a quoting rent of £15,250 per annum exclusive on terms to be agreed

SERVICE CHARGE AND INSURANCE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2017/ 2018 is £950.
The buildings insurance cost is £600 per annum.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance to the RICS code of measuring practice:

ACCOMODATION	Sq Ft	Sq M
Ground Floor	2,380	221
TOTAL	2,380	221

BUSINESS RATES

We are informed that the rates payable for 2017/2018 equate to £4,660

Please note that this is an estimate only and takes no account of possible transitional adjustment. Occupiers should make their own enquiries in respect of the rates that they pay.

EPC

The property has been assessed as having an Energy Performance Asset Rating of 82 (band D). Copies of the EPC can be made available to interested Parties.

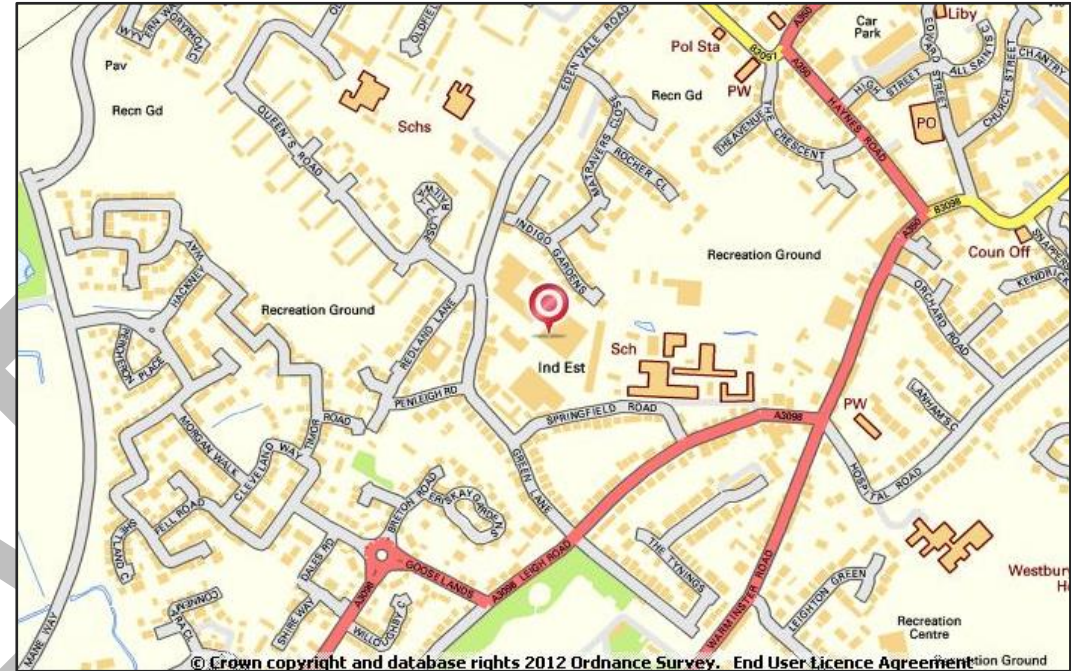
PLANNING

The Unit has planning for B1, B2 and B8 in accordance with the Town and Planning Use Class 1987 Order. Prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



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IMPORTANT INFORMATION

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