



Unit 7
Woodland Industrial Estate
Westbury
Wiltshire BA13 3QS

A Detached Industrial / Warehouse Unit
Approximately 5,395 SqFt (501 SqM)

- Located on an established industrial estate
- Good road/rail links
- Level access
- Allocated parking
- Recently Refurbished

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.

DESCRIPTION

Unit 7 has been refurbished and comprises a detached industrial/warehouse unit of steel portal frame construction with part brick and part steel clad elevations under a steel clad roof incorporating roof lights. The warehouse element has male and female WCs and benefits from an eaves height of 6.5m and height to pitch of 8.47m. There are roller shutter doors to the front and side (4.3m high x 3.3m wide). Offices are located on the first floor.

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.

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 20/21 is £1,257.80 per annum & the building insurance premium for 20/21 is £1097.36 per annum (please noted this excludes contents)

ACCOMMODATION

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

5,395 SqFt (501 SqM)

PLANNING

The unit was previously used for storage and distribution 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.

TERMS

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

QUOTING RENT

£32,000 per annum exclusive.

BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of £21,750 and is described as warehouse & premises making the estimated rates payable £10,679. per annum. However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the local valuation office.

EPC

The property has been assessed as having an Energy Performance Asset Rating of 92 (band D).

LEGAL COSTS

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

VAT

Figures are exclusive of VAT, if applicable.

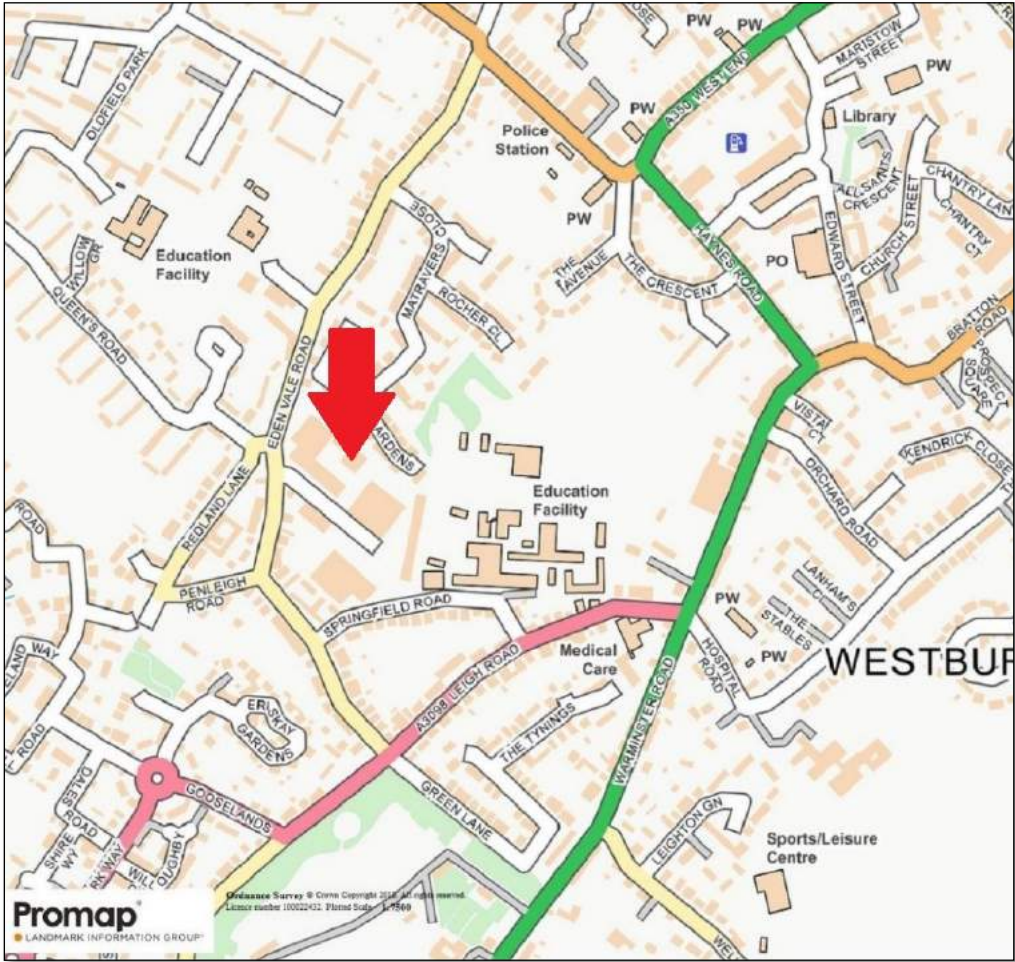
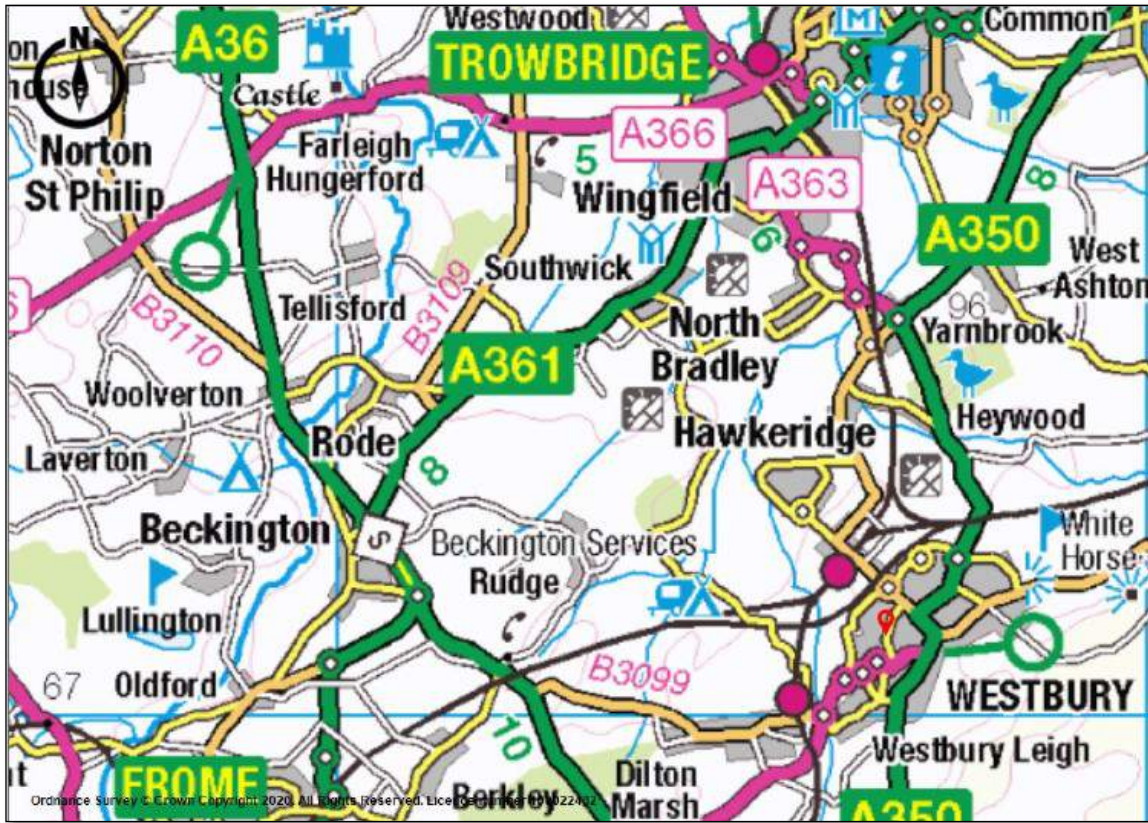
VIEWINGS & COVID 19

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

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