



### TO LET

Industrial Unit & Yard  
7273 sq ft (675.57 sq m)

- Major Regional Industrial Estate
- Automated Security Gate
- Includes Temporary Building

# West Wilts Trading Estate, Westbury

Bay 3 & Yard A, Link Road, West Wilts Trading Estate, Westbury, BA13 4JB



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300. (Source 2021 Census). Trowbridge is approx. 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

West Wilts Trading Estate is situated approximately one mile from Westbury town centre and is the largest of the town's industrial estates. Covering around 165 acres, the Estate is home to a diverse range of national and local businesses.

The Link House development is situated prominently on Link Road, which joins the B3097 at the north east corner of the Estate.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

## ACCOMMODATION

|                |                    |               |
|----------------|--------------------|---------------|
| Bay 3          | <b>7273 sq ft</b>  | (675.57 sq m) |
| Pre-fab Office | <b>381 sq ft</b>   | ( 35.39 sq m) |
| Yard           | <b>0.166 acres</b> | (0.067 ha)    |

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## DESCRIPTION

The property is of steel portal frame construction with brick and steel sheet cladding. It has a corrugated cement sheet insulated roof, serviced by a sliding loading door (5.1 m high by 6.7 m wide), incorporating an integral personnel door. The unit has a minimum eaves height of 5.2 m.

There is a hard surfaced yard with shared access roadway with ground and kerb edge interceptors.

The site benefits from individual and common floodlighting and a new time operated security gate to the site entrance. Shared WC facilities.

The pre-fab site office was installed in circa. 2019, incorporating kitchenette, although it is currently not connected to services.

## LEASE TERMS

A new full repairing and insuring lease for a term of 3 years or longer by agreement. There is a service charge payable towards the upkeep and maintenance of the common areas of the Link House complex and the wider West Wilts Trading Estate.

## RENT

Bay 3 & Yard  
& Pre-fab Office £45,000 per annum exclusive.

## VAT

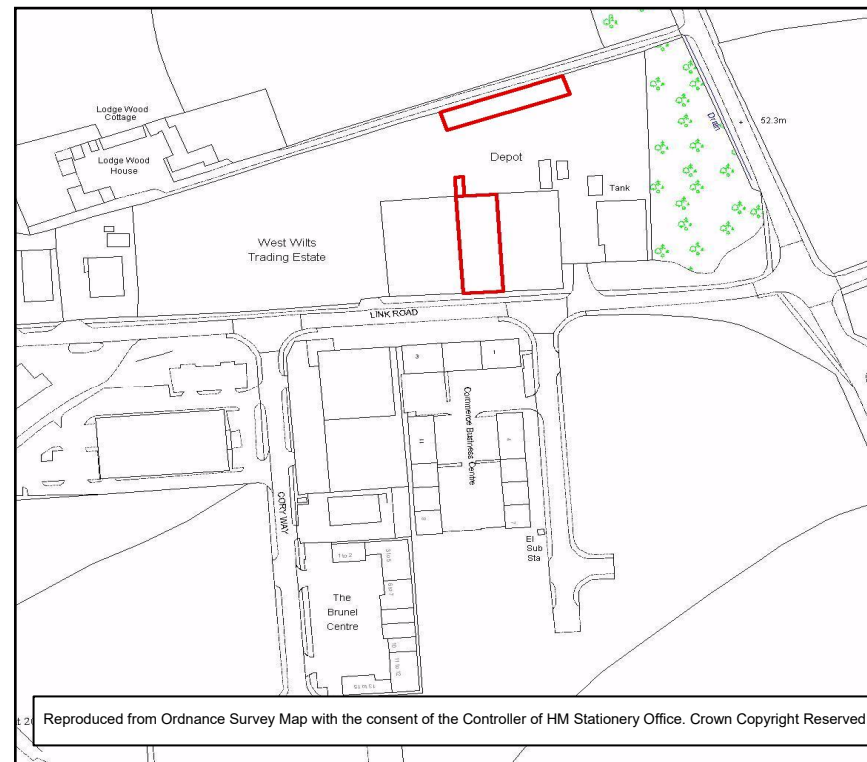
VAT is payable on the rent and Estate charges.

## BUSINESS RATES

Rateable Value: £36,250.\*  
Rates payable for year ending 31/03/27: £15,660.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## SERVICES

Sub-metered electricity and water available in Bay 3. Surface water to the Estate system.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of C72.

## VIEWING

Strictly by appointment only via the Estate Office on 01373 822260.

Ref: PS/EDB/JW/10243-Bay 3

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