

Myddelton&Major

TO LET

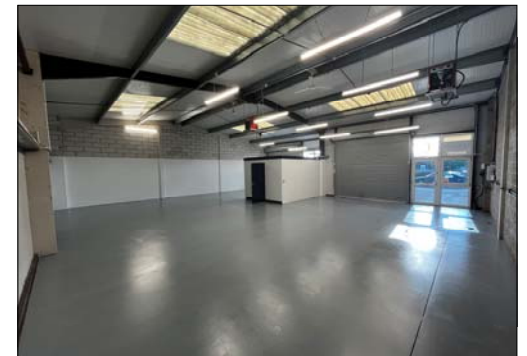


Unit 6/7, The Brunel Centre, Cory Way,
West Wilts Trading Estate,
Westbury, BA13 4QT

Refurbished Industrial/Warehouse
Business Unit

1884 sq ft (175.02 sq m)
With 6 Dedicated Parking Spaces

Refurbished Industrial/
Warehouse Unit on
Popular Business Centre



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).

The West Wilts Trading Estate is 1 mile approx. from Westbury town centre. Comprising around 165 acres with 1.5 million square feet of employment space, including occupiers such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Copart, WH Kemp, Trelleborg, Arla, Cazoo and many others.

The Brunel Centre is situated on Cory Way and comprises a development of 15 industrial/warehouse units.

Description

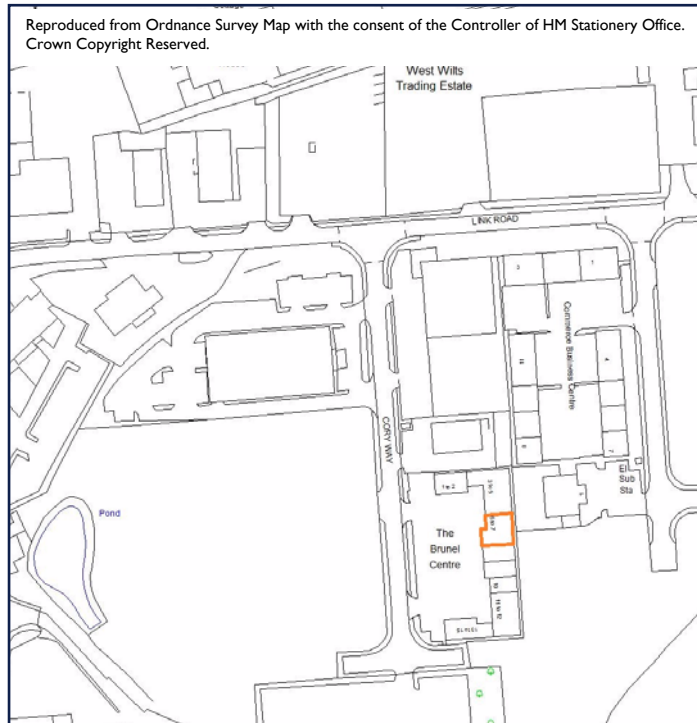
The units are of steelframe construction with profile steel cladding to walls and roof.

Features include :

- 6 dedicated parking spaces
- Up and over loading doors
- Part glazed front elevation
- 15% translucent roof panels
- LED lighting
- New WC facilities
- Minimum eaves height 4.05 m (13'3")

Planning

The unit has planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). 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

Warehouse/Workshop **1884 sq ft** (175.02 sq m)

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.

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.

Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is an Estate service charge payable towards the upkeep and maintenance of the common areas and services to The Brunel Centre and West Wilts Trading Estate.

Rent

£14,600 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £13,000.*

Rates payable for year ending 31/03/24: £6,487. **

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

**This property may qualify for Small Business Rates Relief.

Services

Mains electricity (3 phase), water and drainage available.

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 D98.

Viewing

Strictly by appointment only.

Ref: GM/JW/10243-BC-6/7

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.