



TO LET

Industrial Building
2590 sq ft (240.61 sq m)

- Prominent Regional Trading Estate
- Minimum Eaves Height 3.03 m
- Allocated Parking
- Up & Over Loading Door
- Adjoining Unit Also Available

West Wilts Trading Estate, Westbury

130B Engineer Road, West Wilts Trading Estate, Westbury, BA13 4JW



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.

Engineer Road is situated in the heart of the West Wilts Trading Estate, which adjoins Broadway North to the north and Main Street to the south west.

DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction, incorporating an ancillary office/reception area accessed from the front elevation. The unit includes two WC's. The industrial/warehouse area has a minimum eaves height of 3.03 m. There is allocated parking in front of the unit. The warehouse space is accessed via a manual up and over sectional loading door, incorporating a personnel door.

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.

PLANNING

Interested parties should satisfy themselves as to the suitability of the planning permission for their proposed use. All enquiries should be directed to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JW. Tel: 0300 456 0100.

ACCOMMODATION

Ground Floor **2590 sq ft** (240.61 sq m)

LEASE TERMS

A new full repairing and insuring lease for 3 years or longer by agreement, subject to 3 or 5 yearly rent reviews. There is a service charge for maintenance of the common areas and facilities of the Estate.

A variation to these lease terms may be available to suit your specific requirements, the rent may be adjusted to reflect this.

RENT

£15,500 per annum exclusive.

VAT

Rent and Estate Charges subject to VAT.

BUSINESS RATES

Rateable Value: £16,250.*

Rates payable for year ending 31/03/26:
£8,108.75.

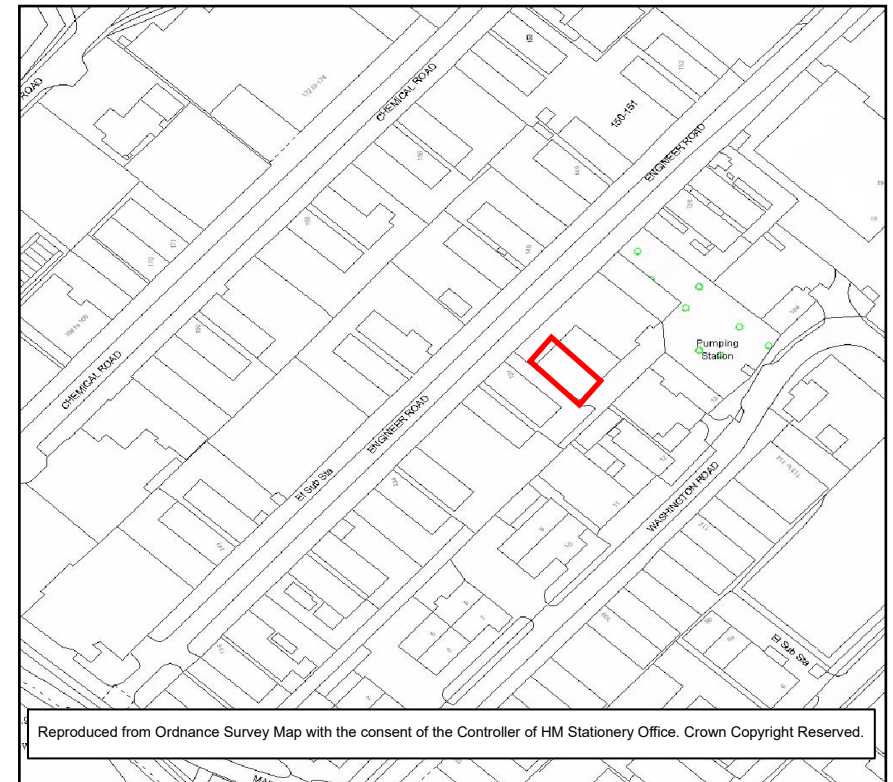
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity and a sub-metered water supply are available. Drainage 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.

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.



AGENTS NOTE

The unit can be linked with 130A internally to allow for one business to occupy both units simultaneously.

ENERGY PERFORMANCE

The property has an EPC rating of C70.

VIEWING

Strictly by appointment only via Estate Office on 01373 822260 or wvte@myddeltonmajor.co.uk.

Ref: PS/EDB/JW/10243-237

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