

# ROCKHAVEN BUSINESS CENTRE

Rockhaven Business Centre, Commerce Close, West Wilts Trading Estate, Westbury, BA13 4FZ

70%  
SOLD



FOR SALE - READY NOW FOR OCCUPATION

NEW DEVELOPMENT OF 20 BUSINESS/WAREHOUSE UNITS FROM 1125SQFT TO 3000SQFT



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury with a population of 14,709; West Wiltshire has a district population of 127,900 (Source: 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via the A350/A36 to Bristol and Salisbury, A350/A361 to Trowbridge, with Chippenham and the M4 15 miles. Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

## SITUATION

West Wilts Trading Estate is situated 1 mile from Westbury town centre and is the largest of the town's industrial estates, comprising around 165 acres. The Estate provides 1.5 million sq ft of employment space housing a wide range of businesses including Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Coparts, W H Kemp, amongst many others.

Rockhaven Business Centre is a two phase development occupying a prominent position on the Estate, fronting Link Road, which has direct access to the main roundabout on Hawkeridge Road and directly links to the A350. Phase 2 comprises 20 units with planning consent for B1, B2 and B8 uses and provides brand new high quality warehouse/industrial units from 1125 sq ft to 3000 sq ft.

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## UNIT FLOOR AREAS

| Unit No.       | Ground Floor | First Floor | Total             | Parking |
|----------------|--------------|-------------|-------------------|---------|
| <b>Block D</b> |              |             |                   |         |
| 17             | 2250 sq ft   | 750 sq ft   | <b>3000 sq ft</b> | 4       |
| 18             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| 19             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| 20             | 1500 sq ft   | 500 sq ft   | <b>2000 sq ft</b> | 3       |
| 21             | 1500 sq ft   | 500 sq ft   | <b>2000 sq ft</b> | 3       |
| 22             | 1500 sq ft   | 500 sq ft   | <b>2000 sq ft</b> | 3       |
| 23             | 1500 sq ft   | 500 sq ft   | <b>2000 sq ft</b> | 3       |
| 24             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| 25             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| 26             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| 27             | 1500 sq ft   | 750 sq ft   | <b>2250 sq ft</b> | 3       |
| <b>Block E</b> |              |             |                   |         |
| 28             | 750 sq ft    | 375 sq ft   | <b>1125 sq ft</b> | 1       |
| 29             | 1000 sq ft   | 500 sq ft   | <b>1500 sq ft</b> | 2       |
| 30             | 1250 sq ft   | 625 sq ft   | <b>1875 sq ft</b> | 3       |
| 31             | 1250 sq ft   | 625 sq ft   | <b>1875 sq ft</b> | 3       |
| 32             | 1875 sq ft   | 625 sq ft   | <b>2500 sq ft</b> | 4       |
| 33             | 1250 sq ft   | 625 sq ft   | <b>1875 sq ft</b> | 3       |
| 34             | 1250 sq ft   | 625 sq ft   | <b>1875 sq ft</b> | 3       |
| 35             | 1250 sq ft   | 625 sq ft   | <b>1875 sq ft</b> | 3       |
| 36             | 1000 sq ft   | 500 sq ft   | <b>1500 sq ft</b> | 2       |

## UNIT HEIGHTS

Mono pitch roof heights to under side of cladding:

### BLOCK D

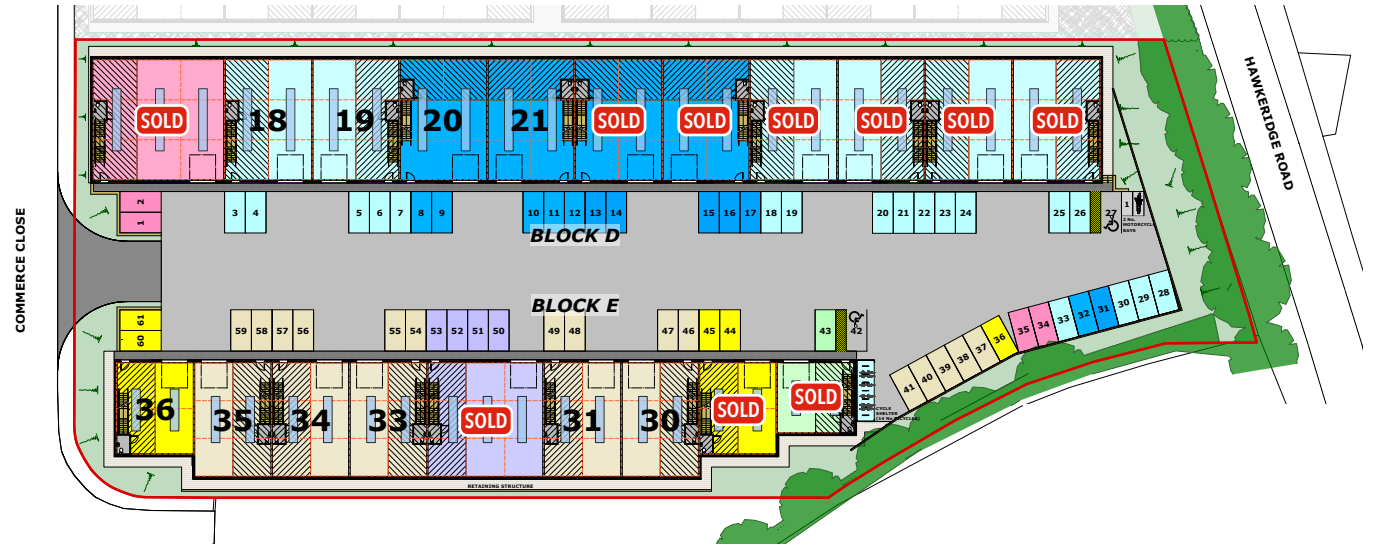
All units 6.63m (max), 5.45m (min)

### BLOCK E

Unit no. 29 and 36 6.56m (max), 5.68m (min)

Unit no. 30 - 35 6.56m (max), 5.45m (min)

Unit no. 28 6.56m (max), 5.89m (min)



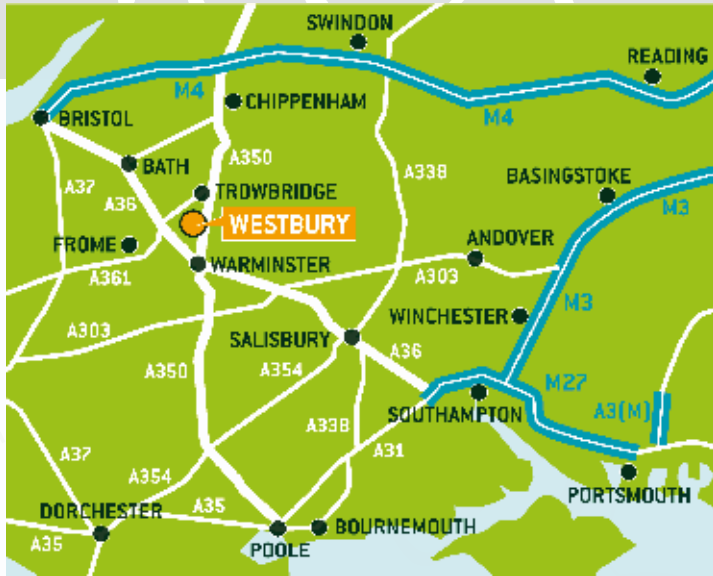
## SPECIFICATION

- Clearspan steel portal frame.
- Merlin Grey insulated roof and wall cladding.
- Multi wall poly carbonate roof lights.
- Buff brickwork panels and double glazed aluminium doors and windows at ground floor.
- Smooth finished power floated concrete floor.
- Sectional overhead insulated colour coated steel loading door 3 m wide by 3.2 m high.
- Recessed LED light over loading door and internal lighting.
- 38 mm HD timber boarded first floor and structural steel frame accessed via 1.2 m wide timber staircase.
- DDA compliant WC.
- Floor loading, ground floor 20 kn/sq m; first floor 3.5 kn/sq m.
- 3 phase power.
- Mains water and drainage available for connection.
- BT fibre to premises FTTP available for connection.
- Allocated car parking.

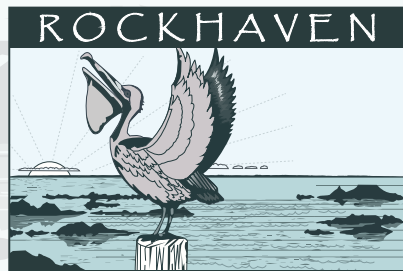
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## LOCATION PLANS



Another Development by:



### Tenure

Freehold.

### Service Charge

There will be a service charge payable towards the upkeep and maintenance of the common areas of Rockhaven Business Centre and West Wilts Trading Estate.

### VAT

Price subject to VAT.

### Business Rates

To be assessed.

### Planning

Planning consent has been granted for uses within B1 (light industrial/office) B2 (general industrial) and B8 (storage/distribution)

### Energy Performance

Energy Performance Certificates will be supplied on practical completion of the development.

### Viewing

Strictly by appointment through the agent.

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### 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).

**Phase 2, Rockhaven Business Centre,  
Commerce Close, West Wilts Trading Estate,  
Westbury, BA13 4FZ**

| Unit           | Ground Floor | First Floor (sq ft) | Total (sq ft) | Quoting Price (Exclusive of VAT) |
|----------------|--------------|---------------------|---------------|----------------------------------|
| <b>Block D</b> |              |                     |               |                                  |
| 17             | 2250         | 750                 | 3000          | <b>SOLD</b>                      |
| 18             | 1500         | 750                 | 2250          | <b>£285,000</b>                  |
| 19             | 1500         | 750                 | 2250          | <b>£285,000</b>                  |
| 20             | 1500         | 500                 | 2000          | <b>SOLD (STC)</b>                |
| 21             | 1500         | 500                 | 2000          | <b>SOLD</b>                      |
| 22             | 1500         | 500                 | 2000          | <b>SOLD</b>                      |
| 23             | 1500         | 500                 | 2000          | <b>SOLD</b>                      |
| 24             | 1500         | 750                 | 2250          | <b>SOLD</b>                      |
| 25             | 1500         | 750                 | 2250          | <b>SOLD</b>                      |
| 26             | 1500         | 750                 | 2250          | <b>SOLD</b>                      |
| 27             | 1500         | 750                 | 2250          | <b>SOLD</b>                      |
| <b>Block E</b> |              |                     |               |                                  |
| 28             | 750          | 375                 | 1125          | <b>SOLD</b>                      |
| 29             | 1000         | 500                 | 1500          | <b>SOLD</b>                      |
| 30             | 1250         | 625                 | 1875          | <b>£235,000</b>                  |
| 31             | 1250         | 625                 | 1875          | <b>£235,000</b>                  |
| 32             | 1875         | 625                 | 2500          | <b>SOLD</b>                      |
| 33             | 1250         | 625                 | 1875          | <b>£235,000</b>                  |
| 34             | 1250         | 625                 | 1875          | <b>£235,000</b>                  |
| 35             | 1250         | 625                 | 1875          | <b>SOLD (STC)</b>                |
| 36             | 1000         | 500                 | 1500          | <b>SOLD</b>                      |

- Schedule to be read in accordance with our brochure.
- Measurements quoted on a Gross Internal Area basis, according to the architect's plans.
- **Price subject to VAT.**

Ref: PGH/GM/JW/10243-RBC

**Myddelton & Major LLP**

Chartered Surveyors & Estate Agents

Registered Office. 49 High Street, Salisbury, SP1 2PD

Partnership No. OC455449 Registered in England & Wales



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