



TO LET

Modern Warehouse Unit
4075 sq ft (378.60 sq m)

- Established Business Park
- Easy Access to Bath Road & A36
- Modern Refurbished Mid Terrace Unit
- Mezzanine Storage
- Minimum Eaves Height 5.8 m

Roman Way, Warminster

Unit 2A, Roman Way, Crusader Park, Warminster, BA12 8SP



LOCATION

Warminster is a large market and garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath. Serving a local population of 18,200 approx. and a county population of 510,300 (Source: 2021 Census) In addition to the resident population, a substantial garrison is based in Warminster.

The property is situated on the established Crusader Park development on the western fringes of Warminster town centre on the Bath Road and close to the junction with the A36 linking Southampton to Bristol via Bath.

Crusader Park is a well established industrial estate with Sydenhams Builders Merchants, The Motor Home Showroom, Jaymart, Arco, Van Kappell and Hussey Seatway amongst others.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit of steel frame construction with insulated profile steel elevations and roof. Internally, the warehouse has a minimum eaves height of 5.8 metres and loading access is provided by an electric loading door 6 m wide by 4.5 m high. The unit has LED overhead lighting.

There is a mezzanine floor providing additional storage and WC facilities.

Externally there is allocated car parking.

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 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

Ground Floor	4075 sq ft	(378.60 sq m)
Mezzanine Floor	1441 sq ft	(133.90 sq m)
Total	5516 sq ft	(512.50 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£29,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

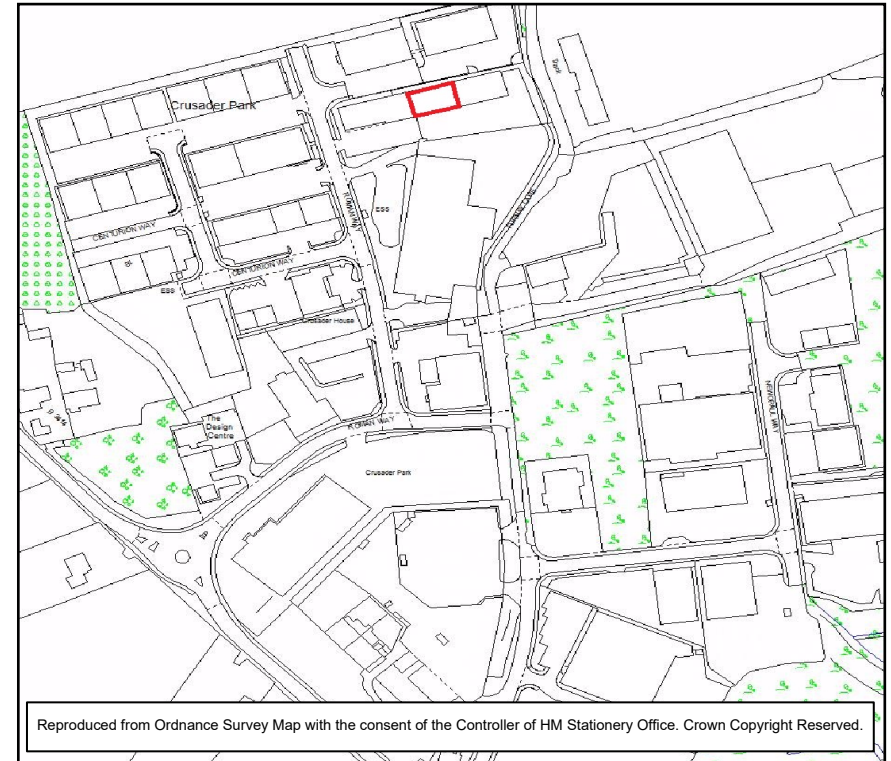
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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.

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.



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ENERGY PERFORMANCE

The property has an EPC rating of B45.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19643

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