



TO LET

Industrial Compound/Yard
6.52 acres (2.63 ha)

- Situated on Established Trading Estate
- Potential to Sub-Divide
- Secure Fenced Site
- Level Concrete Surface

West Wilts Trading Estate, Westbury

3/3A Quartermaster Road, West Wilts Trading Estate, Westbury, BA13 4JT

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 and many others.

DESCRIPTION

The site comprises a level concrete surfaced yard with palisade fencing to all boundaries and accesses from Quartermaster Road.

The site has perimeter mature landscaping.

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

The site was used for many years as a concrete block manufacturing facility and for the last 7 years as open storage. 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

Site Area	6.52 acres	(2.63 ha)
Net Site Area	5.80 acres	(2.34 ha)

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 facilities to the Trading Estate.

There is an electricity substation situated on the site with reserved rights of access from within the site for maintenance purposes by SSEN.

RENT

£255,000 per annum exclusive as a whole.

For sub-divided compounds, rent to be agreed by negotiation.

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.

VAT

Rent and Estate service charge subject to VAT.

BUSINESS RATES

To be assessed.*

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

SERVICES

Utility services are available for connection on the Trading Estate, subject to tenant's survey.

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

Not applicable.

AGENTS NOTE

There is potential for the site to be sub-divided into 2 to 4 compounds, subject to terms and access arrangements.

VIEWING

Strictly by appointment only:-.

Myddelton & Major
Estate Office
19-24 White Hays South
Quartermaster Road
West Wilts Trading Estate
Westbury, BA13 4JT

Contact: E de Boehmler MRICS
Tel: 01722 337577
Email: edwarddeboehmler@myddeltonmajor.co.uk

Myddelton & Major
49 High Street
Salisbury
Wiltshire
SP1 2PD

Contact: P G Holford MRICS
Tel: 01722 337577
Email: philipholford@myddeltonmajor.co.uk

Ref: PS/EDB/JW/10243-312

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