



TO LET

Industrial/Warehouse Unit
3271 sq ft (303.87 sq m)

- Fitted Ground & First Floor Offices
- Workshop/Storage Space
- Allocated Parking

Oakfield Business Centre, Westbury

Unit 10/11, Oakfield Business Centre, Northacre Industrial Park, Stephenson Road, Westbury, BA13 4WF

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 Northacre Industrial Park is located on the south-western edge of the town of Westbury and has access via Storridge Road. It lies directly opposite the well-established 174 acre West Wilts Trading Estate and nearby the town's mainline Railway station. Northacre Industrial Park is a development of approximately 60 acres of industrial land, housing a range of occupiers including Royal Mail, Arla, Techprep, Hills Group and a range of other occupiers.

DESCRIPTION

The property comprises an end of terrace modern business/industrial unit, with fitted ground and first floor offices.

The office space provides open plan accommodation with LED lighting, air conditioning, fitted carpets, a kitchen/staffroom and WC facilities. The workshop/warehouse is serviced by a roller shutter door, has LED lighting and a mezzanine floor for additional storage/office space. Adjoining the unit there is an additional storage unit and allocated 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, Bythsea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

ACCOMMODATION

Ground Floor

Office 934 sq ft (86.76 sq m)

Workshop/

Warehouse 898 sq ft (83.42 sq m)

First Floor

Office 873 sq ft (81.10 sq m)

Mezzanine 566 sq ft (52.58 sq m)

Total 3271 sq ft (303.87 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

£25,500 per annum exclusive.

VAT

VAT is payable on the rent.

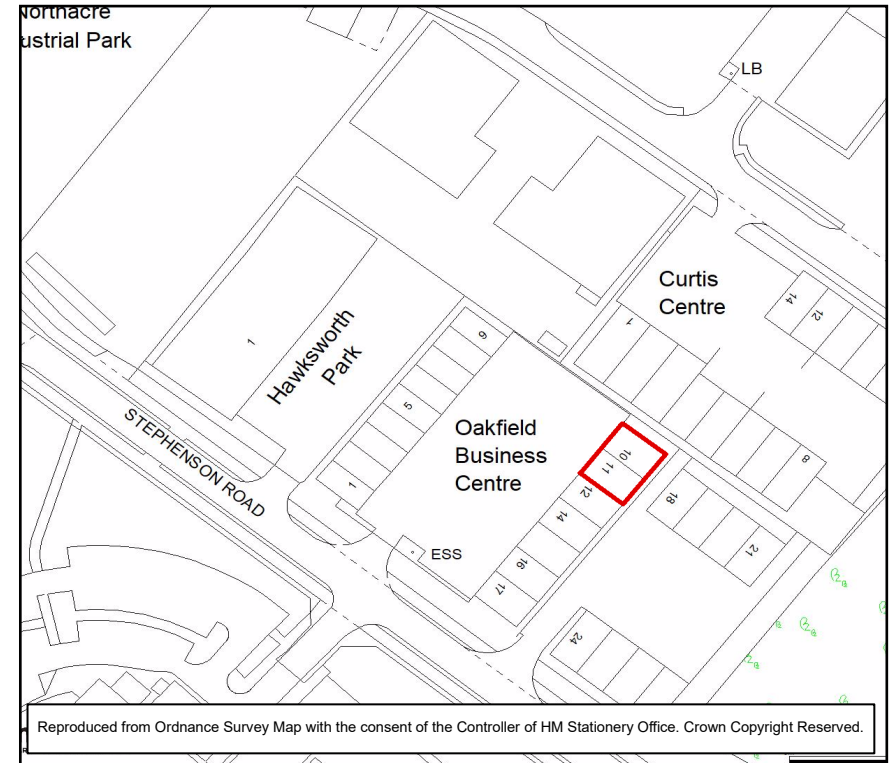
BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/27**
Unit 10	£18,000	£7,776.
Unit 11	£12,250	£5,292.

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

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

Code for Leasing Business Premises As a 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.



SERVICES

Mains electricity, 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 D77.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17019-10/11

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.