



Building A
Victory Road
West Wilts Trading Estate
Westbury BA13

Brand New Unit
Approximately 2305 SqFt (213 SqM)

- **New development.**
- **Located on popular trading estate.**
- **Good loading facilities.**
- **Allocated parking.**

LOCATION

West Wilts Trading Estate is strategically positioned just off the A350 between Trowbridge (approximately 4.5 miles north) and Warminster (about 4 miles south), within easy reach of the M4 (J17) to the north and the A303 corridor to the south making it well located for excellent transport links for logistics and industrial businesses. The well established trading estate benefits from a mix of commercial workshops, warehouses, and service yards, in a thriving industrial area alongside regional and national companies.

DESCRIPTION

New portal frame buildings of steel frame construction with insulated profile steel cladding. The units to be finished in accordance with the following basic shell specification to the latest building regulation requirements.

- Internal eaves are 6 M.
- Electrically operated loading doors.
- Translucent roof lights.
- Disabled W/C per building.
- Led lighting .
- Three phase power.
- 7 allocated parking spaces per building.
- Common areas managed by Maddern Developments.
- EV charging points for each building

SERVICE CHARGE

A service charge will be levied to the occupiers to manage any common areas.

ACCOMMODATION

Measurements have been undertaken on a gross internal area basis from plans.

	SqM	SqFt
	213	2,305
Total	213	2,305

TENURE

The units are available For Sale or To Let on a full repairing and insuring lease on terms to be agreed.

PLANNING

The buildings have planning consent
Ref PL/2023/08739

LEGAL COSTS

Each party to be responsible for own legal costs.

QUOTING RENT / PRICE

Please apply to the agents for more information.

BUSINESS RATES

The Rateable Value to be assessed.

VAT

All Prices Quoted are exclusive of VAT.

EPC

An EPC will be commissioned when the buildings have been completed.

VIEWINGS

Viewings can be arranged by prior appointment with sole agents of Carter Jonas.

AML

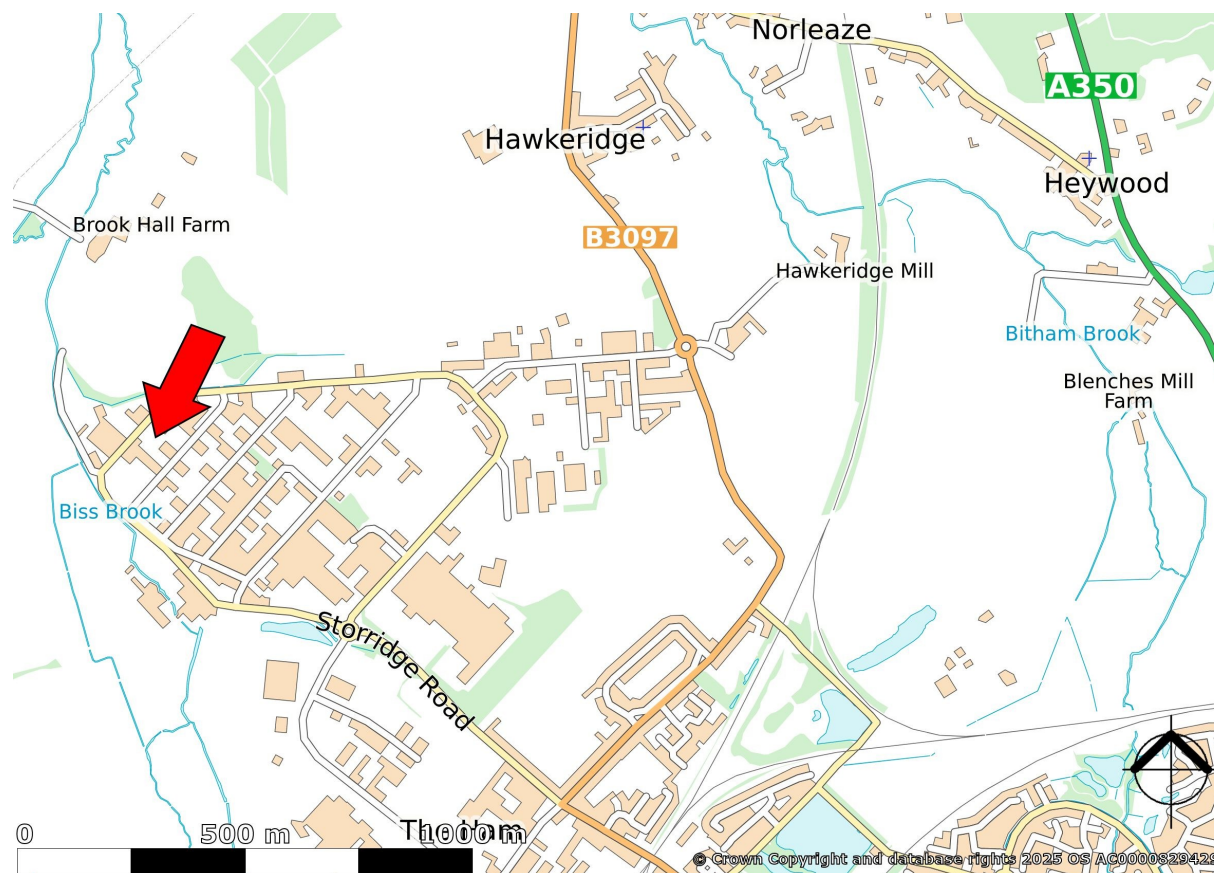
In line with statutory requirements prospective buyers/ tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services

SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917041109

Alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

April 2026

Carter Jonas