

**TO LET**

**Carter Jonas**



**Unit 18  
Ivy Mill  
Westbury  
BA13 4NL**

**Storage Unit  
From 600 Sq Ft (600 Sq M)**

- **Flexible Terms**
- **Additional Yard Areas Available**
- **(subject to terms to be agreed)**
- **Access to the A350 and B3098**

## LOCATION

The unit is located approximately 4.5 miles east of Westbury, 10 miles to the east of Trowbridge and 14 miles south of Chippenham. Access to the M4 is by way of

## DESCRIPTION

The unit comprises a portal framed storage building with loading to the front. The buildings are conveniently located close to the public highway with roadside access.

## QUOTING RENTS

£6,500 per annum exclusive

## TERMS

The units will be available to let on a new leases on a terms to be agreed.

## SERVICES

The units have a single phase electricity supply. Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

## ACCOMMODATION

SqM	SqFt
55.74	600

## PLANNING

We are advised that the unis have planning for storage purposes. Occupiers are advised to make their own enquiries regarding their intended use.

## EPC

We are advised that an EPC s not required as the buildings are to be utilised for storage only and do not have heating.

## SERVICE CHARGE

A service charge will be levied to cover the maintenance of communal areas and communal welfare facilities.

## VAT

All Rents quoted are subject to VAT at the prevailing rates

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

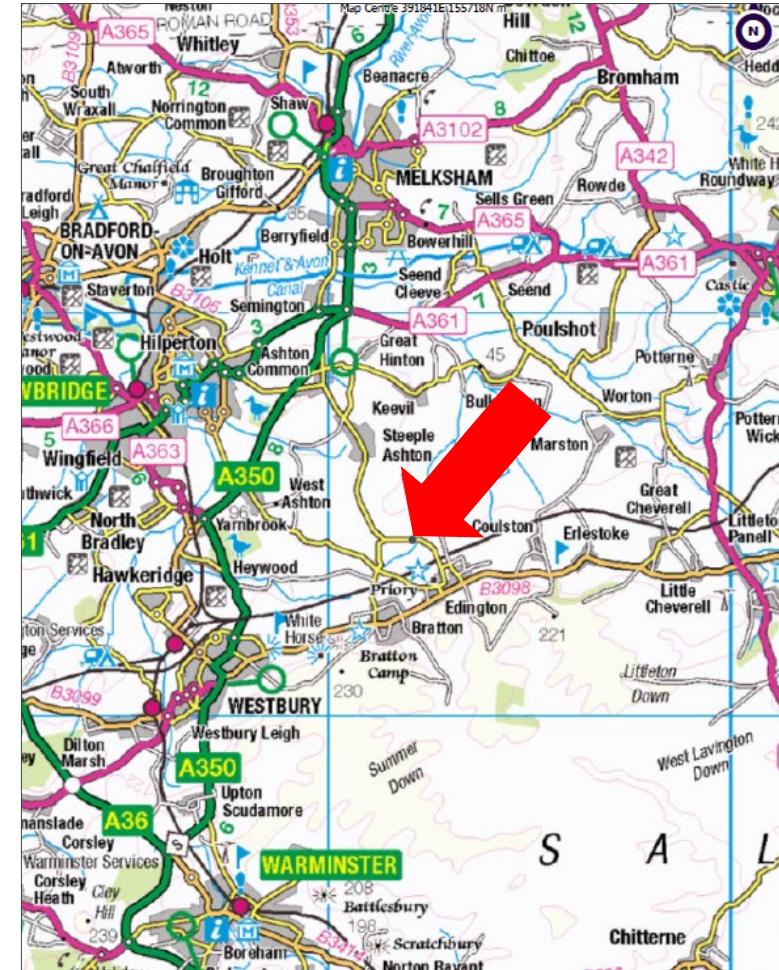
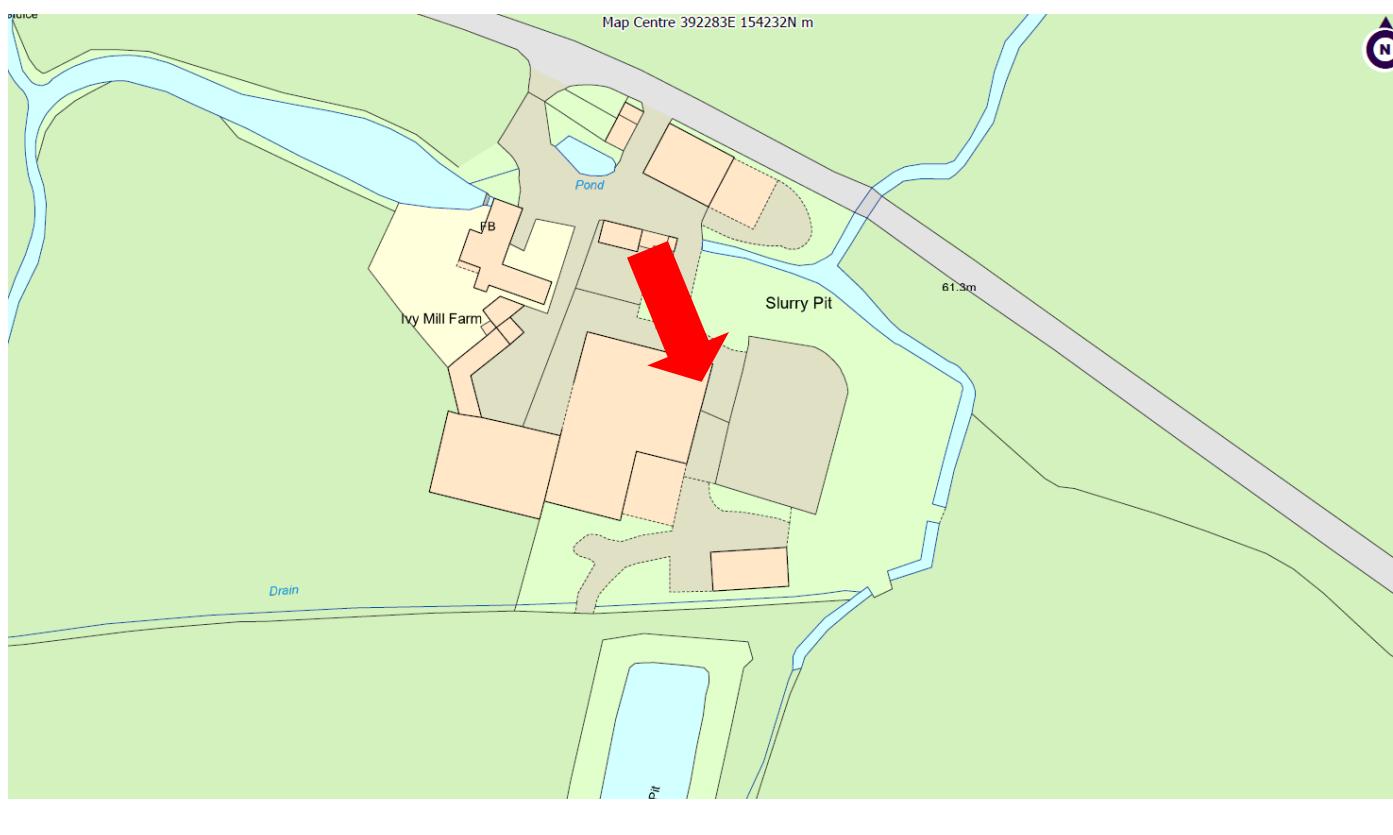
## VIEWINGS

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

## AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads Of Terms are agreed.

## SUBJECT TO CONTRACT



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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October 2025

**Carter Jonas**