FOR SALE— PRICE REDUCTION

Carter Jonas



Click Self Storage
Unit 28
Woodcock Industrial Estate
Warminster
BA12 9DX

Detached Industrial Building on Self Contained Enclosed Site:

8,065 Sq Ft (749.28 Sq M)

- **Rare Investment Opportunity**
- **Long lease recently agreed**
- **Self-contained industrial unit**

LOCATION

Woodcock Industrial Estate is positioned on the north eastern edge of Warminster town centre, offering excellent connectivity and prominence. The estate provides quick access to the A36, the key trunk route linking Southampton and Bristol, making it well suited for regional distribution and local trade.

Warminster Railway Station is located approximately 0.5 miles away, providing convenient rail links for staff and visitors.

The estate benefits from strong visibility near its main entrance, with a mixture of industrial, trade, automotive, and service-based occupiers established across Woodcock Road, contributing to a busy and well-supported commercial environment.

DESCRIPTION

The property comprises a detached, self-contained industrial unit of steel portal frame construction, with part brick/blockwork and part steel-clad elevations beneath a steel roof. It benefits from strong frontage onto the estate road and includes a secure compound currently utilised by the existing tenant.

The accommodation is configured as a two-storey self-storage depot, with a roller shutter door positioned to the front of the unit measuring approximately 3.5m in height and 3m in width, providing straightforward loading access.

Externally, the property offers a concrete yard and dedicated parking area, supporting a range of industrial, storage, or trade counter uses.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	**374.64**	**4033**
First Floor	**374.64**	**4033**
Total	**749.28**	**8065**

PLANNING

The property is currently being used a self-storage business. Potential buyers need to do their own due diligence with regards to planning consent.

SERVICES

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

INVESTMENT DETAILS

Tenant: Le Fevre Management UK LTD

Lease commencement date: 18th February 2025

Term: 15 years

Rent £40,000 per annum exclusive

Break Clause: Every 5th anniversary

Rent Review: Every 5th anniversary

LTA 1954: Excluded

All perspective purchases are expected to do full due diligence of lease which can be provided for review.

VAT

All prices quoted are exclusive of VAT if applicable.

EPC

The property has an EPC rating of 88 D

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWINGS

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

AML

Please note a successful purchaser will be requited to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

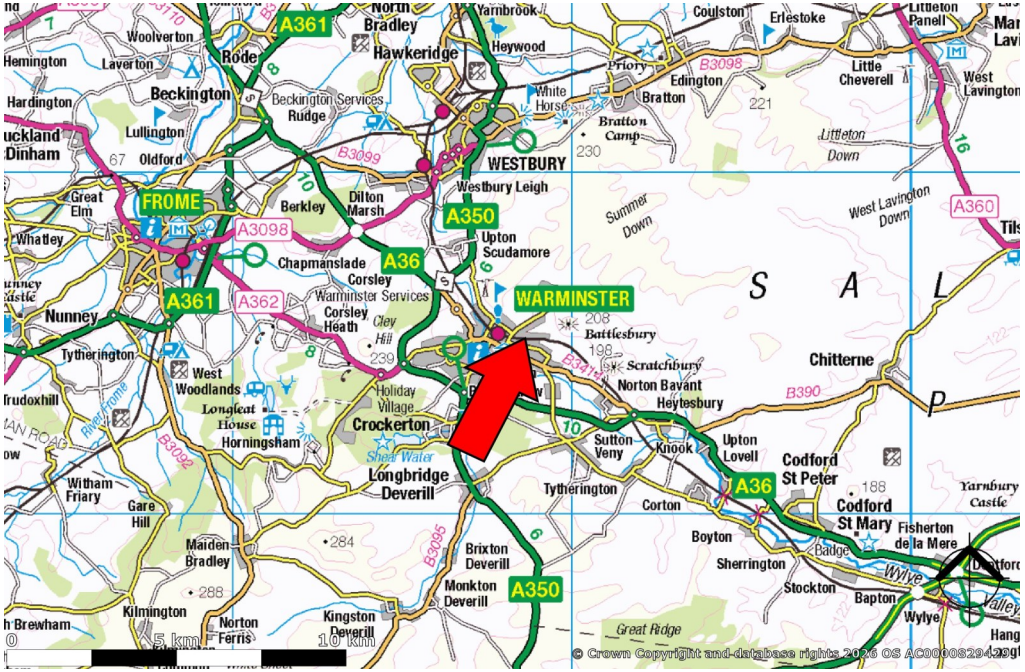
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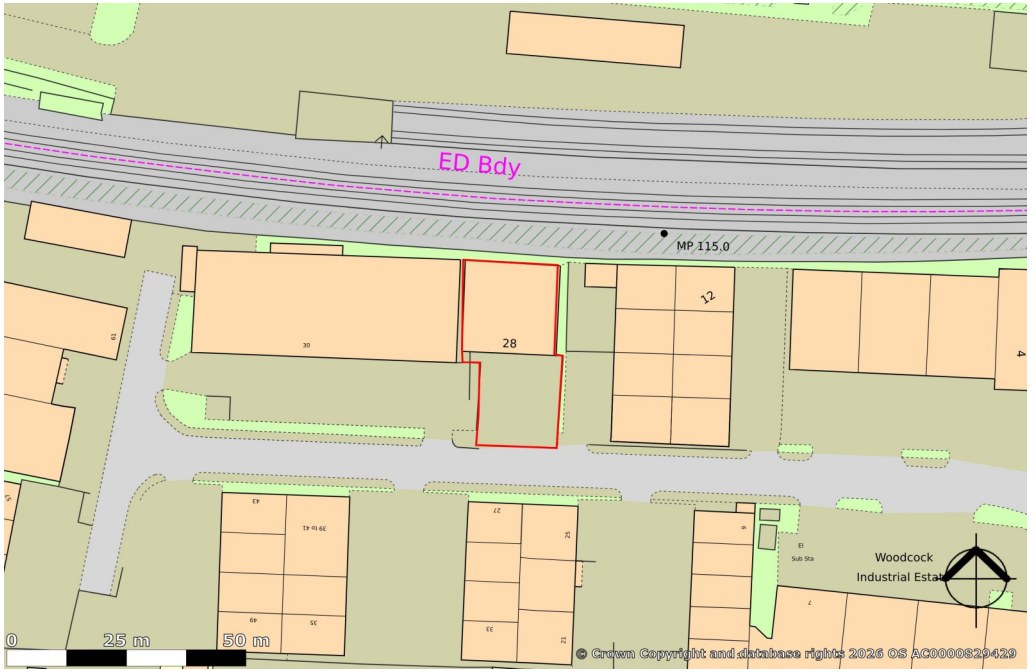
£535,000 Guide Price

TERMS

The freehold of the property is available to purchase

For Identification Purposes Only





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| 07917 041109
Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS
0117 922 1222 | 07425 632476
Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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March 2026

Carter Jonas