TO LET

Carter Jonas







Unit 3
Woodland Industrial Estate
Westbury
Wiltshire
BA13 3QS

A Semi-Detached Industrial / Workshop Unit

Approximately 7,388 SqFt (686.36)

- **Prominent workshop/office accommodation**
- **Located on an established industrial estate**
- **Good road/rail links**
- **Level access**
- **Allocated parking**

LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units located close to Westbury's Town Centre and mainline railway station. Westbury is a busy and expanding town located in West Wiltshire, with direct access onto the main A350 leading north of Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

DESCRIPTION

Unit 3 is a semi-detached industrial/workshop unit of steel portal frame construction with part brick and part steel clad elevations under a steel-clad roof. The premises benefit from two male and a female WCs a kitchen and 11 car parking spaces. In addition to this, there are car charging points available for all users and visitors to the estate. The building is split into workshop and office areas with an eaves height of 2.8m and height to pitch of 3.5m. There is a roller shutter door to the rear of the building (2.3m high x 4.5m wide).

ACCOMMODATION

The premises have been measured on the gross internal area basis in accordance with the RICS Code of Measuring Practise and extend to:

	Sq M	Sq Ft
Unit 3	686.36	7, 388

PLANNING

The property is currently used for B1 & B8 uses however, prospective tenants are advised to make their own enquiries with Local Planning Authority, Wiltshire Council. Tel: 0300 456 0114 regarding their intended use.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of £45,000 and is described as workshop & premises. However, prospective tenants are advised to make their own enquiries regarding their own circumstances with the local valuation office.

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QUOTING RENT

£48,500 per annum exclusive

SERVICES

Mains electricity supply will be connected however; any ingoing occupier must satisfy themselves independently as to the state and condition of the services. New electric vehicle charging points have just been installed at the estate for common use.

EPC

The property has been assessed as having an Energy Performance Asset Rating of C (59).

AML / SANCTIONS CHECKS

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

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.

Subject to Contract



FOR IDENTIFICATION PURPOSES ONLY

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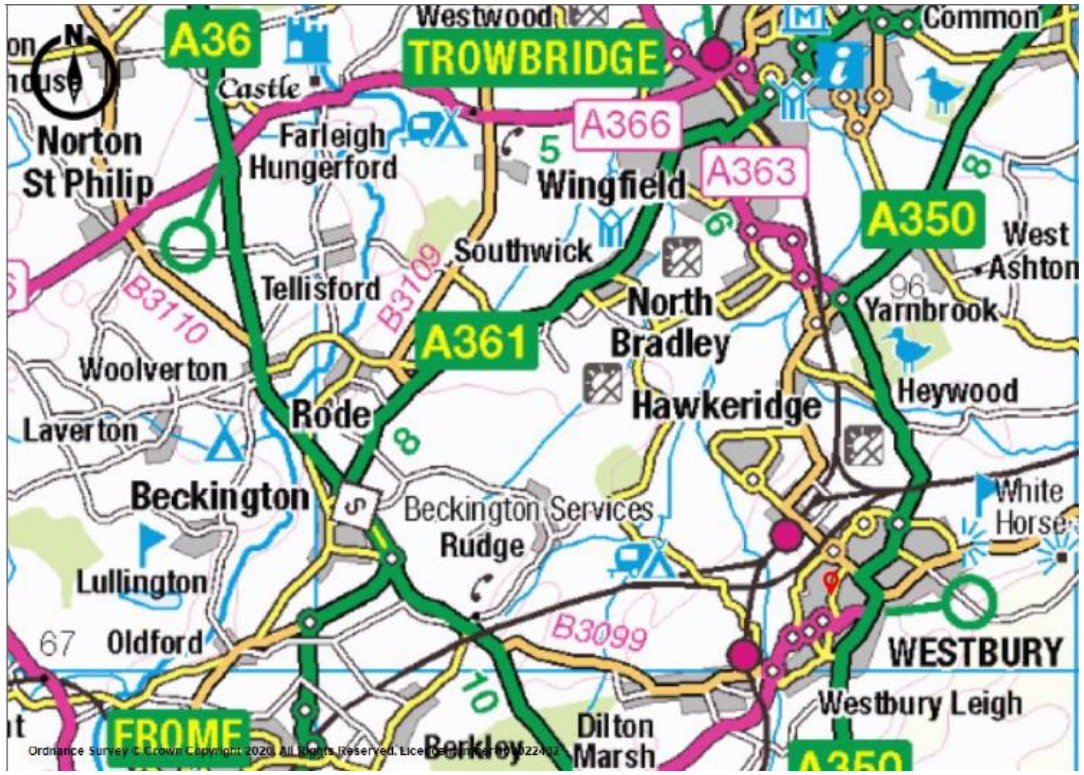



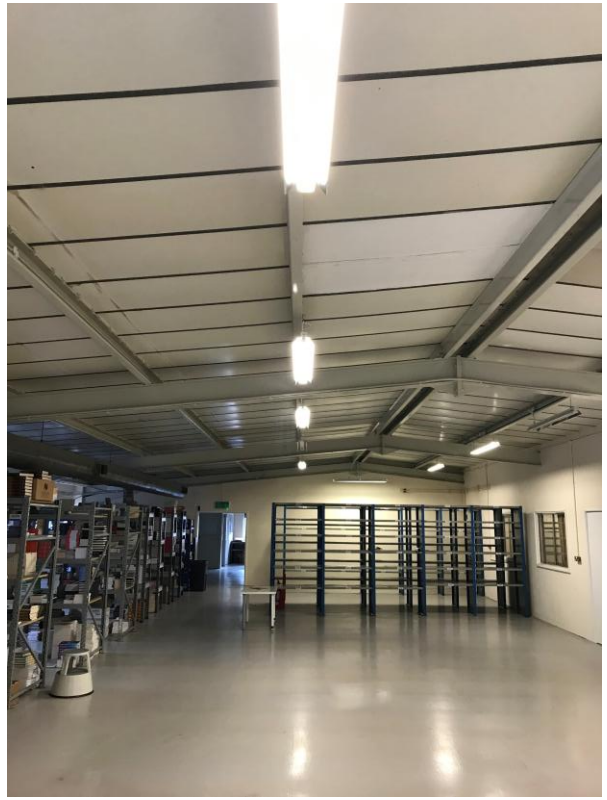

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November 2026

SUBJECT TO CONTRACT