



5 Brook Lane
Westbury
Wiltshire
BA13 4ES

Business Unit with production/ picking & packing facility

6,401 sq ft (594.66 sq m)

- Suitable for a variety of uses
- Structural first floor
- Good parking
- Highly accessible location to A350

LOCATION

The property is located in Westbury, Wiltshire in an established industrial location, close to West Wilts Trading Estate. It is highly accessible being just over a mile from the A350 which connects the M4 to the north & Poole to the south.

The site is accessed from Brook Lane. Other nearby occupiers include Savencia, Arla, Welton Bibby & Baron, Rygor Commercial and Copart.

DESCRIPTION

The property consists of an extensively refurbished mid terraced industrial unit within a self contained yard area. It is of portal framed construction with part clad and park brick elevations under a steel clad roof.

There are good loading areas and car parking accommodation.

The downstairs accommodation includes a pick and pack warehouse facility able to accommodate two pallet high storage together with clean rooms kitchen and WCs plus warehouse offices which can easily be removed to increase the size of the ground floor warehouse space. Additional first floor storage can be accessed from the warehouse via pallet gate. The first floor has a structural concrete floor allowing for two- three pallet storage.

SERVICES

The building is serviced with gas fired central heating and super fast internet is available. Prospective tenants are advised to make their own enquiries in respect of the availability and capacity of services.

ACCOMMODATION

We have undertaken the following check measurements measured on a gross internal area basis:

| | Sq Ft | Sq M |
|-----------------------------------|-------|--------|
| Ground Floor Production / Storage | 3,208 | 298.03 |
| First Floor Storage | 3,193 | 296.63 |
| Total | 6,401 | 594.66 |

TENURE

The freehold of the property is available to purchase alternatively to rent.

QUOTING PRICE

Guiding at £450,000

QUOTING RENT

£35,000 per annum exclusive.

TERMS

The property is available to rent on a full repairing and insuring basis on terms to be agreed.

PLANNING

The building is currently used for storage and distribution with ancillary offices. Prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Email: developmentmanagement@wiltshire.gov.uk

Tel: 0300 346 0114.

BUSINESS RATES

The rates are to be assessed.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

The property has an Energy Performance Certificate Rated: C (74).

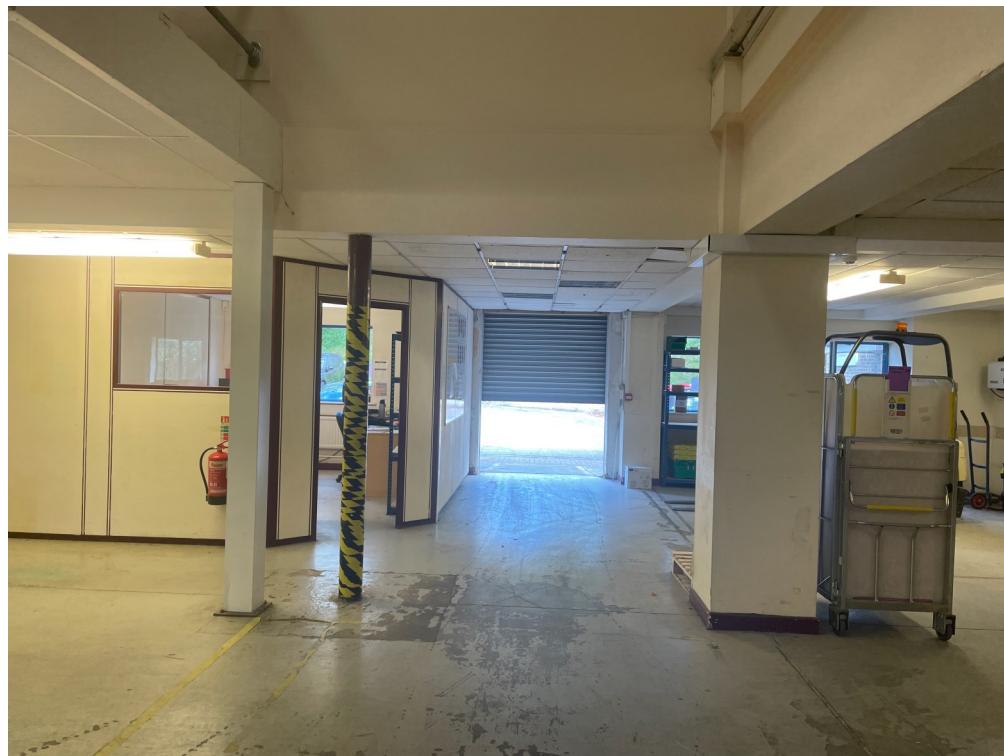
LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT



Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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May 2025

Carter Jonas