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Henleys Medical Supplies Ltd
1 Headquarters Road,
West Wilts Trading Estate,
Westbury, BA13 4JR.

**26,733 sq ft (2,483.62 sq m) on
1.92 Acres (0.78 ha)**

- **Situated on vibrant & popular trading estate.**
- **Peppercorn ground rent.**
- **Good access to A350.**
- **Generous yard areas.**

LOCATION

The property is situated on a popular and thriving trading estate which is home to local regional and national companies.

West Wilts Trading Estate occupies a strategic location just off the A350 between Trowbridge (approx. 4.5 miles) and Warminster (approx. 4 miles). The A350 provides access to the J17 M4 to the North and A 303 to the south.

DESCRIPTION

The property is arranged across three buildings of concrete portal frame construction with brick elevations under an overclad roof.

The buildings have eaves heights ranging from 2.9m to 3.6m and heights to pitch of 4m to 5.8m. There is LED lighting throughout, a sprinkler system (annually serviced), automatic fire doors and good loading facilities on to generous concrete yard areas.

Externally there are additional areas of flat landscaped land which have potential for use as additional yard space.

ACCOMMODATION

	Sq Ft	Sq M
Warehouse/ Manufacturing Area	26,733	2,483.62
Site Area	1.92 acres	0.78 ha

TENURE

The Long leasehold of the property is available to purchase. The property is held on 99 yr leases with peppercorn ground rents from 1967 and 1970. Alternatively the property is available to let on a full repairing and insuring lease.

QUOTING PRICE

Guide price of £995,000

Or To Rent £125,000 per annum exclusive.

SERVICE CHARGE

A service charge is payable for the management of the communal areas which is currently equates to £2,960 per annum.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state, condition and capacity of services

BUSINESS RATES

Rateable Value: £77,000

See:- <https://www.tax.service.gov.uk> for reference.

EPC

The property has been assessed with an Energy Rating of D

LEGAL COSTS

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

VIEWINGS

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



SUBJECT TO CONTRACT



Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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September 2024

Carter Jonas