



**Unit 20**  
**Woodland Industrial Estate**  
**Westbury**  
**Wiltshire**  
**BA13 3QS**

**Mid-terrace Industrial / Warehouse Unit**

**Approximately 143.06 Sq M (1,540 Sq Ft)**

- **Located on an established Industrial Estate**
- **Good road/rail links**
- **Level access**
- **Allocated parking**

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## 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 with a population of approximately 15,000. It is located in West Wiltshire, with direct access onto the main A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

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## DESCRIPTION

Unit 20 is mid-terraced and of steel portal frame construction. The unit benefits from WC, three phase power and a roller shutter door. It is suitable for a range of different uses.

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## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. Please apply to the agents for more information.

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## ACCOMMODATION

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

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Unit 20	143.06 Sq M	1,540 Sq Ft
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## PLANNING

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

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## TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

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## QUOTING RENT

£15,000 per annum exclusive

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## SERVICES

Mains electricity supply will be connected however, any ingoing occupier must satisfy themselves independently as to the state and condition of the services. Electric vehicle charging points are available on the estate for common use.

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## BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of £9,600 and is described as a warehouse and premises.

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## EPC

The property has been assessed as having an Energy Performance Asset Rating of C (67).

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## LEGAL COSTS

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

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## VAT

Figures are exclusive of VAT, if applicable.

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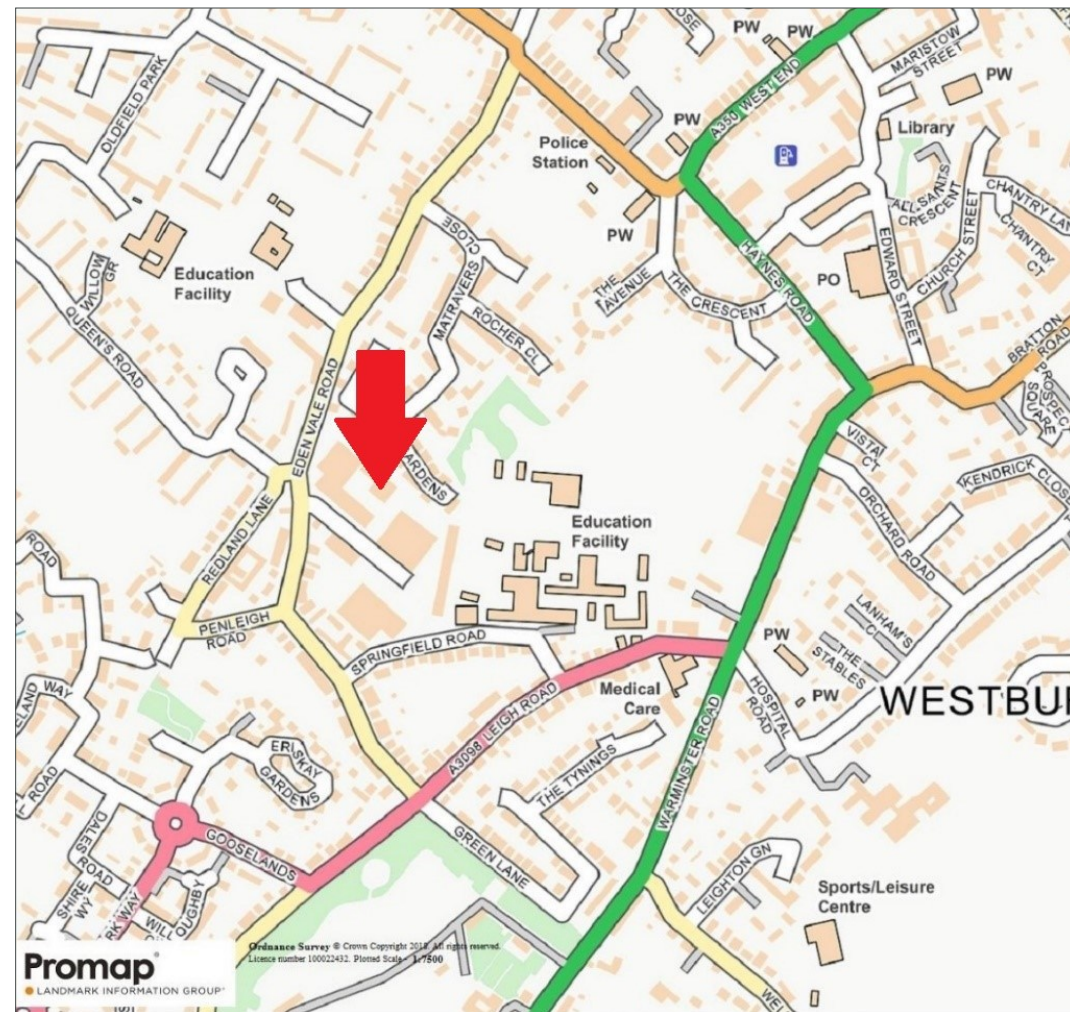
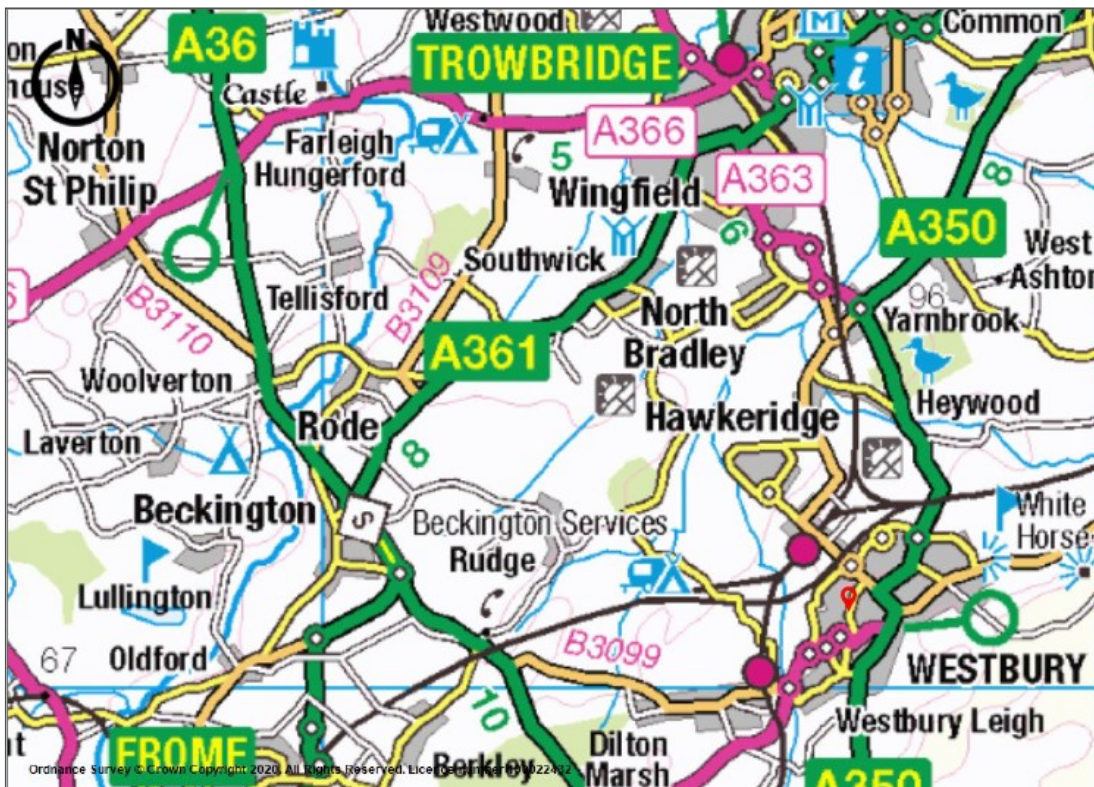
## VIEWINGS

Strictly by appointment with agents.

**SUBJECT TO CONTRACT**



**FOR IDENTIFICATION PURPOSES ONLY**



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## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://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](mailto:Alison.Williams@carterjonas.co.uk)

**Ed Cawse MRICS**

0117 922 1222 | 07425 632476

[Ed.Cawse@carterjonas.co.uk](mailto:Ed.Cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

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MARCH 2026

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