

For Identification Purposes Only and not to scale



Units 2-5 Broadway Business Centre
Broadway North
West Wiltshire Trading Estate
Westbury, Wiltshire
BA13 4JR

Industrial Building with Yard and Offices
Approx 37,364 Sq Ft (3471.20 (Sq M)

- Potential to buy site with income stream.
- Located on established industrial estate.
- Good yard areas.
- Well positioned for access to A350.

LOCATION

The property occupies a prominent location on the West Wilts Trading Estate. This is a thriving and popular Wiltshire industrial area being home to many well-known local, regional, and national occupiers including Trelleborg, Rygor, Welton Bibby & Baron, Arla Foods, SPC and Taylor Davis.

DESCRIPTION

The site comprises an industrial building extending to four bays.

The warehouse units are of concrete portal frame under a pitched roof with loading to the rear. The eaves height to the main warehouse/ production area extends to 4.5 metres with a height pitch of 6.5 metres. Loading doors to the rear (4.5m high x 3.6m wide) provide access to a generous yard area to the rear of the building.

Offices and a showroom area are positioned to the front of the building where an outside area provides additional car parking.



ACCOMMODATION

Units 2-5	3,471.20 Sq M	37,364 Sq Ft
Total	3471.20 Sq M	37,364 Sq Ft

QUOTING RENT

Please apply to the agents for information on quoting terms.

TENURE

The property is available to lease. Alternatively there is an opportunity to purchase the long leasehold of a larger site which has income potential.

VAT

The property is elected for VAT and therefore VAT will be applicable on the rent charged.

LEGAL COSTS

Each party to pay their own legal costs

SERVICE CHARGE

Estate Service charge arrangements are in place, which are apportioned to the tenants.

EPC

EPCs for the units have been commissioned.

ANTI MONEY LAUNDERING 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.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:
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