



Westbury Leigh  
Westbury  
Wiltshire  
BA13 3SB

Industrial Building / Workshop  
Approximately 3,143 SqFt (292Sq M)

- Fully fitted out work-shop.
- Secure yard areas.
- Good road frontage.
- Good access to the A350

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## LOCATION

The Property is located just off the A350 to the south of Westbury town centre.

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## DESCRIPTION

Part of a former Ford dealership comprising purpose-built vehicle workshops constructed to a high specification. The building is of steel portal frame construction, providing clear internal spans and flexibility of use. The workshop areas benefit from generous eaves heights ranging between approximately 4.6m and 4.75m, making them well suited to a variety of automotive and light industrial uses. The accommodation is fully equipped, with access provided via loading doors located at the gable end, opening onto a dedicated service yard that facilitates vehicle movement and servicing operations.

In addition, there is a further secure yard area to the rear of the property, offering additional external storage, parking, or operational space.

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## QUOTING RENT

£27,000 per annum exclusive on terms to be agreed.

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## SERVICES

We are informed that mains electricity and water are connected. Prospective occupiers must satisfy themselves with regard to the condition and capacity of services.

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## ACCOMMODATION

	Sq M	Sq Ft
Workshop	292	3,143
Total	292	3,143

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## TENURE

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

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## PLANNING

The most recent use of the premises was for that of vehicle repair workshop. Prospective occupiers should satisfy themselves in respect of their proposed use.

For more information contact

Wiltshire Council

mail: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

Telephone: 0300 456 0114

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## LEGAL COSTS

All prices quoted are exclusive of VAT

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## RATEABLE VALUE

The workshop element will need to be separately assessed. Prospective occupiers are advised to make their own enquiries of the Local rating Authority to establish exact rates payable.

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## VAT

All prices quoted are exclusive of VAT

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## EPC

The property has an EPC rating of Band E

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## VIEWINGS

Strictly by appointment with the sole agents  
Carter Jonas

Contact:

Alison Williams MRICS Partner

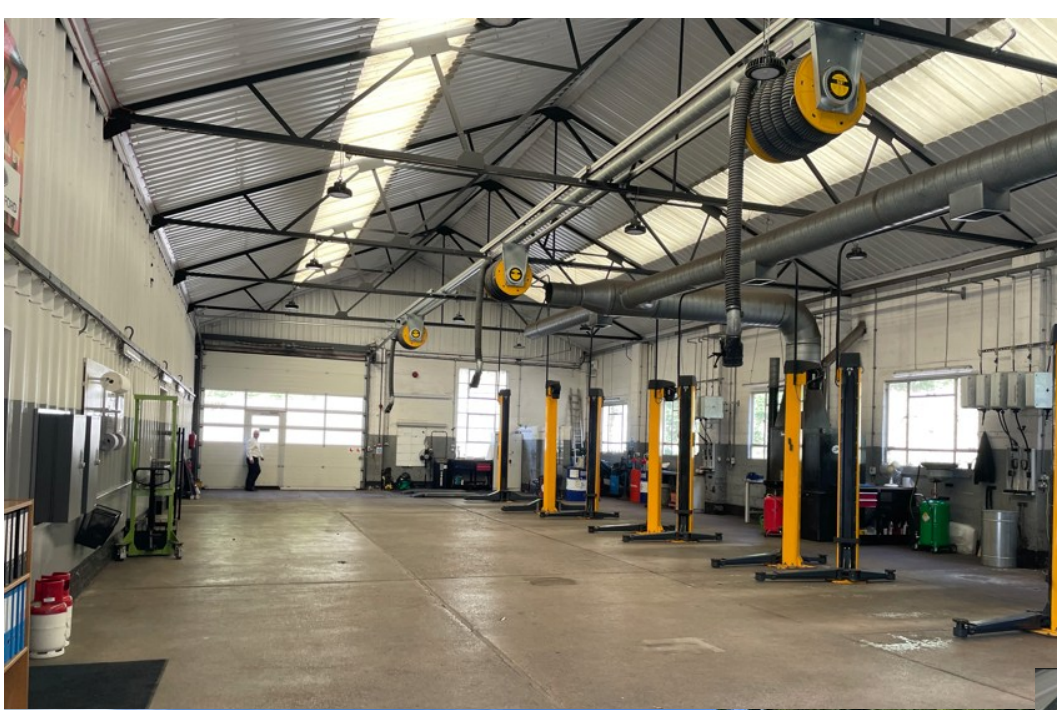
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## ANTI MONEY LAUNDERING

Prospective Occupiers will be requested to provide the usual information to satisfy AML requirements when Heads of terms are agreed.

**SUBJECT TO CONTRACT**





**For identification purposes only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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June 2026

**Carter Jonas**