



**Unit 17& 18
Woodland Industrial Estate
Westbury
Wiltshire
BA13 3QS**

Mid-terrace Industrial / Warehouse Unit
Approximately 354.9 Sq M (3,820 Sq Ft)

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

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.

DESCRIPTION

Units 17 & 18 are accessed from Eden Vale Road. The property is mid-terraced and of steel portal frame construction. The units have just been refurbished and a WC has been installed. It is suitable for storage use however, additional facilities may be available subject to negotiation and further discussion with the Landlord.

SERVICES

Mains electricity supply will be connected, however any ingoing occupier must satisfy themselves independently as to the state and condition of the services. New electric vehicle charging points have just been installed at the estate for common use.

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services.

ACCOMMODATION

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

Sq M	Sq Ft
350.93	3,777

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.

TERMS

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

QUOTING RENT

£29,750 per annum exclusive

BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of £14,816 and is described as a warehouse and premises.

EPC

The property has been assessed as having an Energy Performance Asset Rating of B (35).

LEGAL COSTS

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

VAT

Figures are exclusive of VAT, if applicable.

VIEWINGS

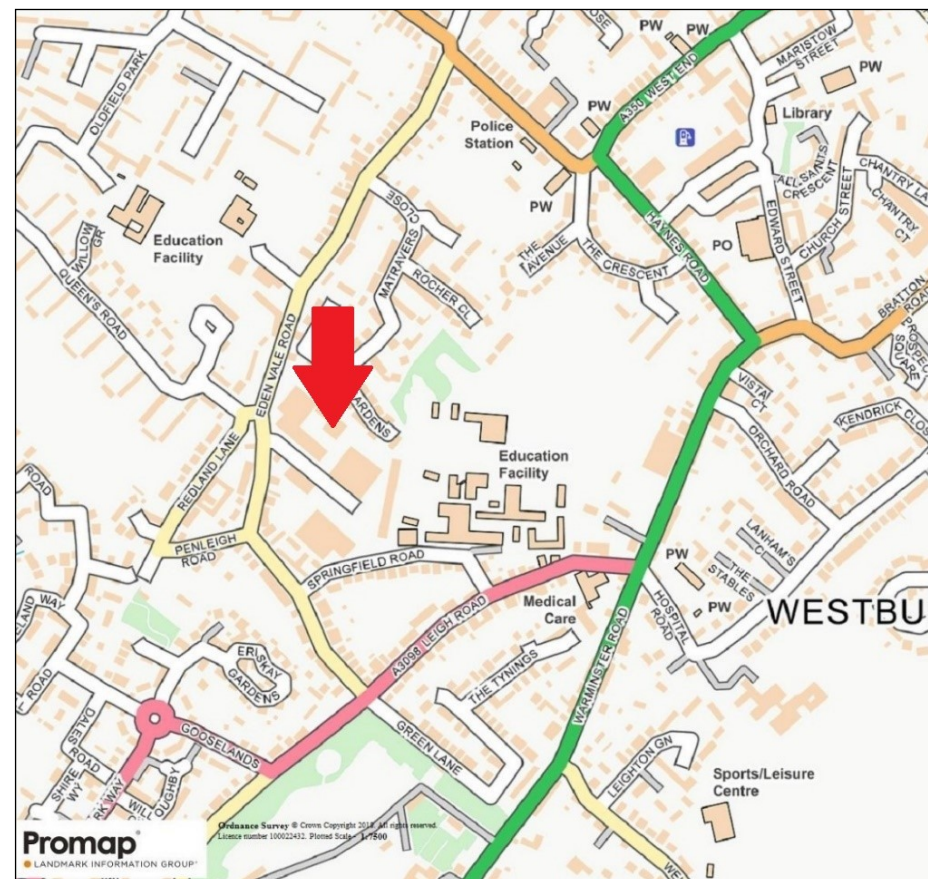
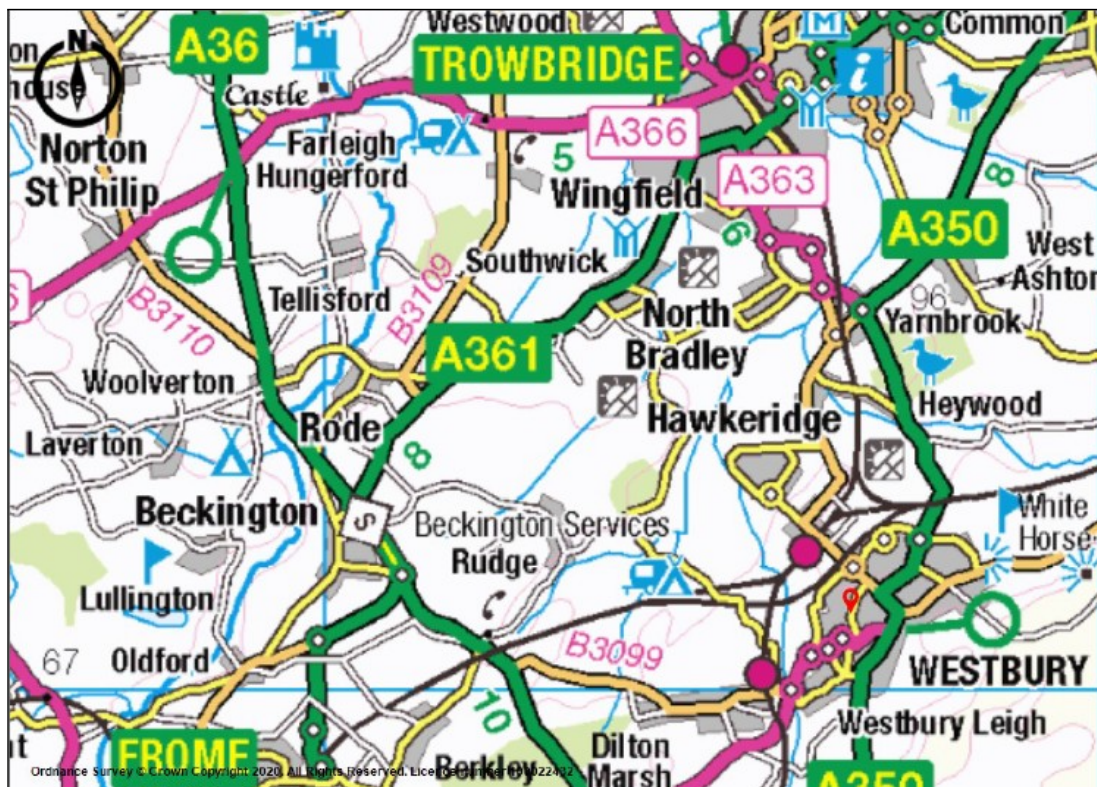
Viewings to be arranged through sole agents Carter Jonas.



SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY



FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

Alison Williams MRICS

0117 403 9943 | 07917 041109
Alison.Williams@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Ed Cawse MRICS

0117 403 9951 | 07425 632476
Ed.Cawse@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas