

TO LET

Carter Jonas



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

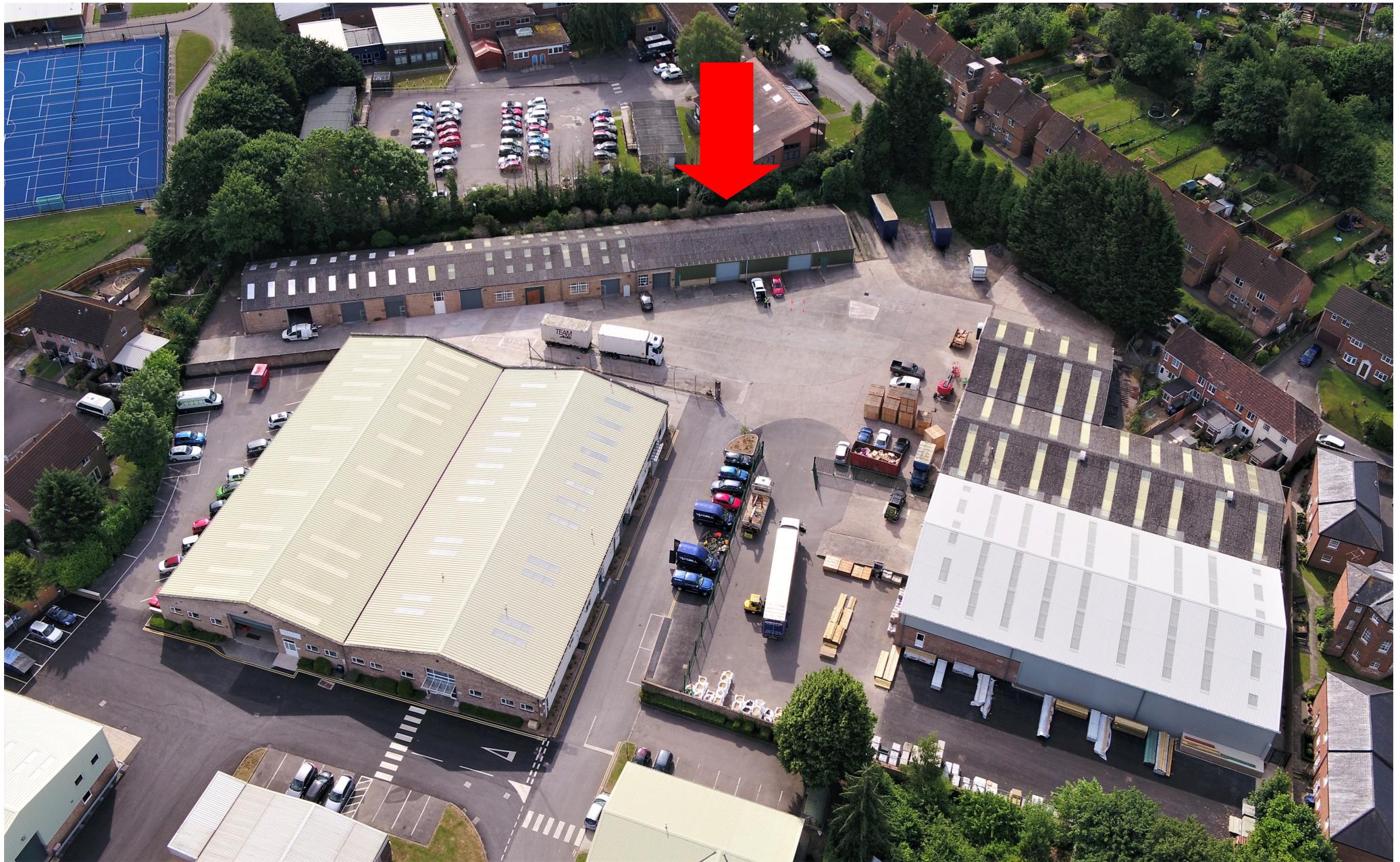
Figures are exclusive of VAT, if applicable.

VIEWINGS

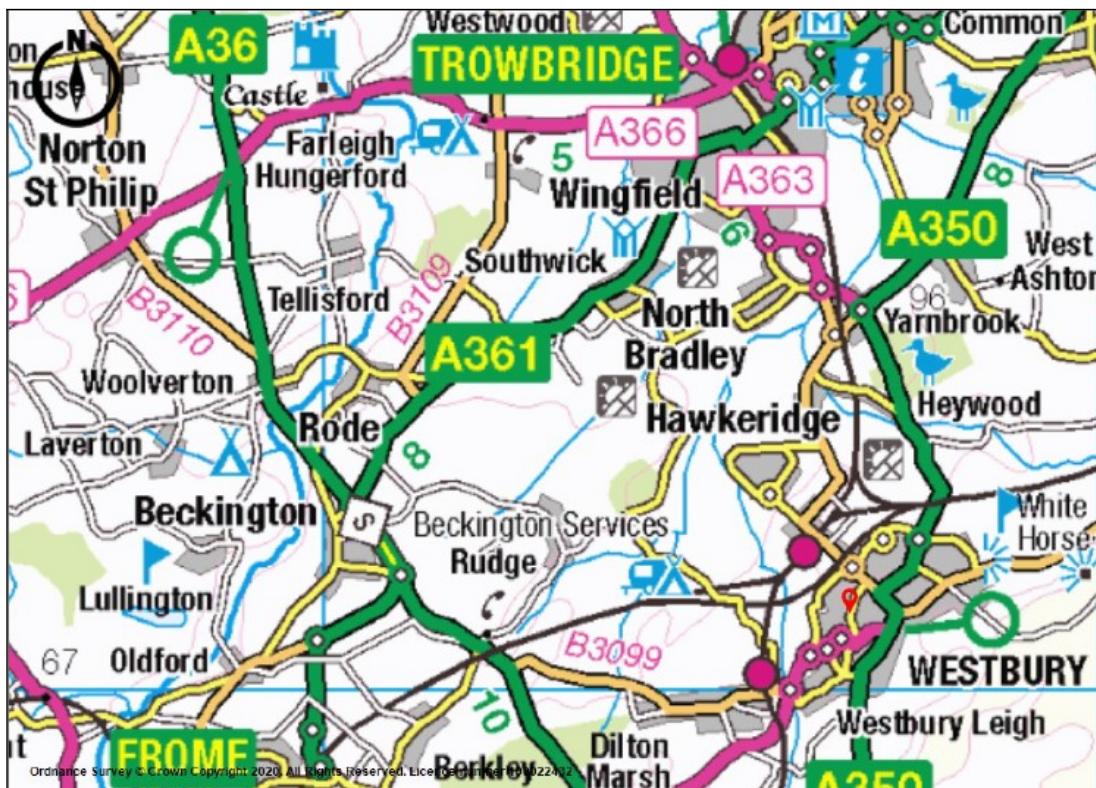
Viewings to be arranged through sole agents Carter Jonas.



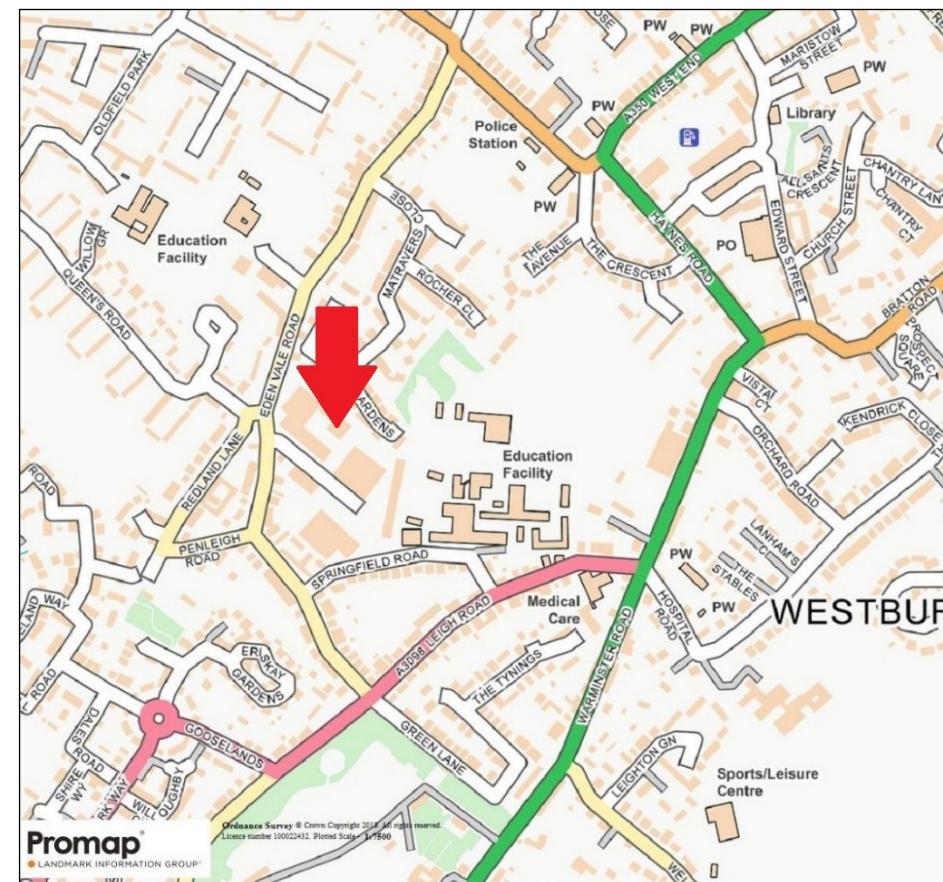
SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY



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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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