



**Former Cement Works**  
Trowbridge Road  
Westbury  
BA13 4LX

## Open Storage

1 to 22.50 Acres (0.40 to 9.10 Hectares)

- 4 miles south east of Trowbridge.
- Flexible terms available.
- Situated just off the A350.

## LOCATION

The site is located 0.6 miles to the north east of Westbury, approximately 4 miles south east of Trowbridge. Access to the site is gained from the A350. The A303 connecting Exeter to the south and the M3 is approximately 14 miles to the south of the site and Junction 17 of the M4 is approximately 20 miles to the North of the site.

## DESCRIPTION

The entire site amounts to approximately 77 acres. The open storage elements comprise of open hard standing area with varying types of surfacing to include, compacted hardcore, concrete, clay and earth.

## ACCOMMODATION

The site comprises the following approximate size incorporating the hardstanding, concrete, earth and lake areas:

	Acres	Hectares
Ground - Hardstanding varied surfacing	22.5	9.10
Open Storage		
<b>Total</b>	<b>22.5</b>	<b>9.0</b>

## TERMS

The various areas of open storage are available for new lease on flexible terms to be agreed.

## PLANNING

In March 2018 planning consent was granted with provision for open and covered storage space. A recent pre application provides support for the site to be utilised for a wide range of uses including open storage.

Wiltshire Council,  
Economic Development & Planning  
County Hall, Bythesea Road,  
Trowbridge, Wiltshire BA14 8JN  
T 0300 456 0100  
E [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)

## LEGAL COSTS

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

## BUSINESS RATES

To be assessed and dependent on area.

## QUOTING RENT

Rent dependent on requirements and advised on application.

## VAT

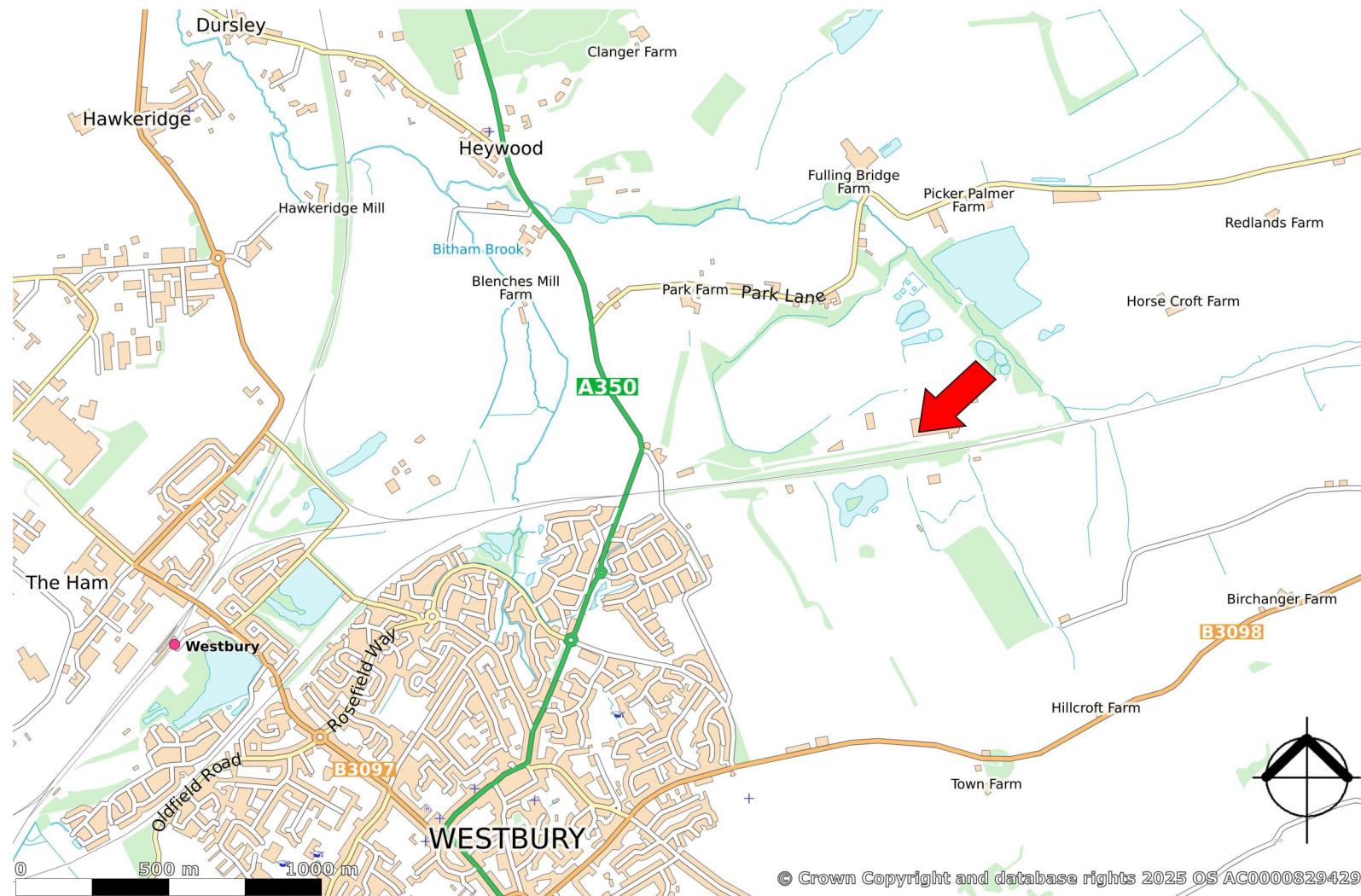
All prices quoted are exclusive of VAT.

## EPC

Not applicable to open storage land.

## VIEWINGS

To be arranged with Carter Jonas or their joint agents Savills.



## FURTHER INFORMATION

Should you require further information please contact:  
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July 2025

**Carter Jonas**