

For Identification Purposes Only



Ivy Mill Farm
Westbury
BA13 4NL

Storage Units

From 446- 5,045 Sq Ft (41.50 - 502.14 Sq M)

- Flexible Terms
- Additional Yard Areas Available
- Good access to the A350

LOCATION

The units are located approximately 6 miles to the east of Trowbridge and 14 miles south of Chippenham. Access to the M4 is by way of the A350.

DESCRIPTION

The units comprise a range of portal framed storage buildings with loading to the front and a repurposed stable block. The buildings are conveniently located close to the public highway with roadside access.

QUOTING RENTS

Unit	Rent
Stable Unit 1	£4,750
Stable Unit 2	£4,750
Unit 18	£6,500
Unit 19	£6,500
Unit 15	£27,500

TERMS

The units will be available to let on a new leases on a terms to be agreed.

SERVICES

Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

ACCOMMODATION

Unit	SqM	SqFt
Stable Unit 1	41.50	446
Stable Unit 2	42.80	460
Unit 18	41.80	450
Unit 19	41.80	450
Unit 15	468.72	5045

PLANNING

We are advised that the unis have planning for storage purposes.

EPC

An EPC is not required as the buildings are to be utilised for storage only and do not have heating.



VAT

All prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

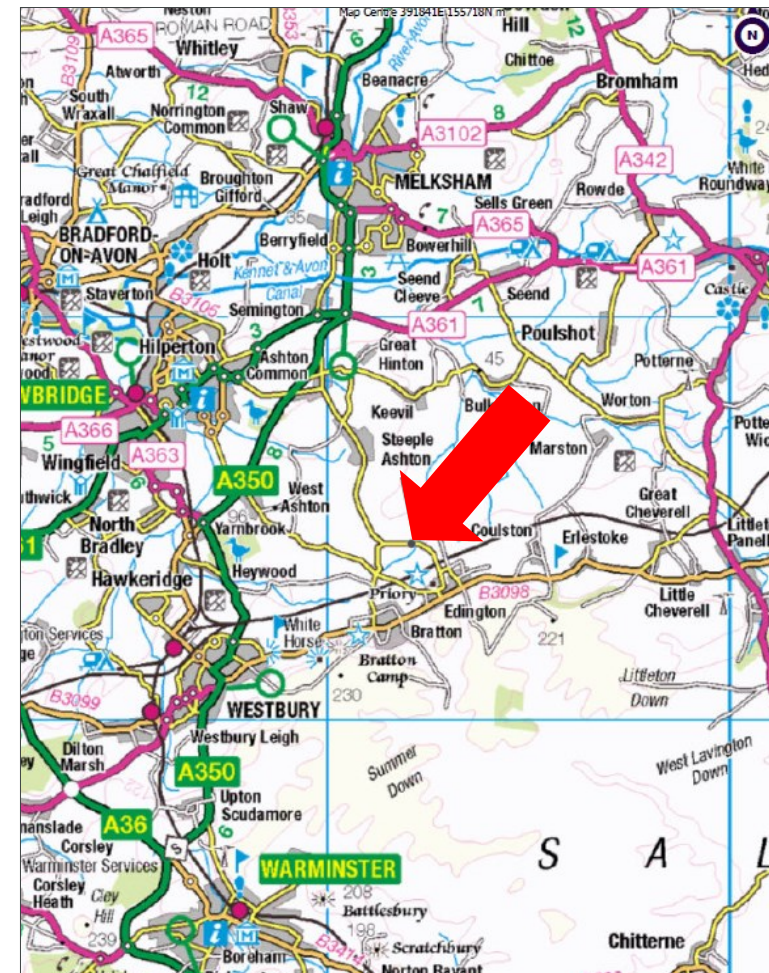
Viewings can be arranged by prior appointment with sole agents Carter Jonas.



SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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

Alison Williams MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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February 2025

Carter Jonas