



TO LET

Office/Training/Showroom Premises
3449 sq ft (320.46 sq m)

- Well Presented & Flexible Accommodation
- Partial Air Conditioning
- Separate Storage Unit
- Allocated Parking

Oakfield Business Centre, Westbury

Unit 10/11, Oakfield Business Centre, Northacre Industrial Park, Stephenson Road, Westbury, BA13 4WF



LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300. (Source 2021 Census). Trowbridge is approx. 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

The Northacre Industrial Park is located on the south-western edge of the town of Westbury and has access via Storridge Road. It lies directly opposite the well-established 174 acre West Wilts Trading Estate and nearby the town's mainline Railway station. Northacre Industrial Park is a development of approximately 60 acres of industrial land, housing a range of occupiers including Royal Mail, Arla, Techprep, Hills Group and a range of other occupiers.

DESCRIPTION

The property comprises modern business units, which have been converted into office accommodation over ground and first floors.

There is a range of individual office/training rooms, each with carpeted floors and electric heating, complemented by welfare facilities. The main offices have air conditioning.

Externally, there is a separate storage unit and allocated parking directly outside and in an adjacent central parking area.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythsea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

ACCOMMODATION

Ground Floor	1979 sq ft	(183.85 sq m)
(including Welfare)		
First Floor	1470 sq ft	(136.61 sq m)
Total	3449 sq ft	(320.46 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£25,500 per annum exclusive.

VAT

VAT is payable on the rent.

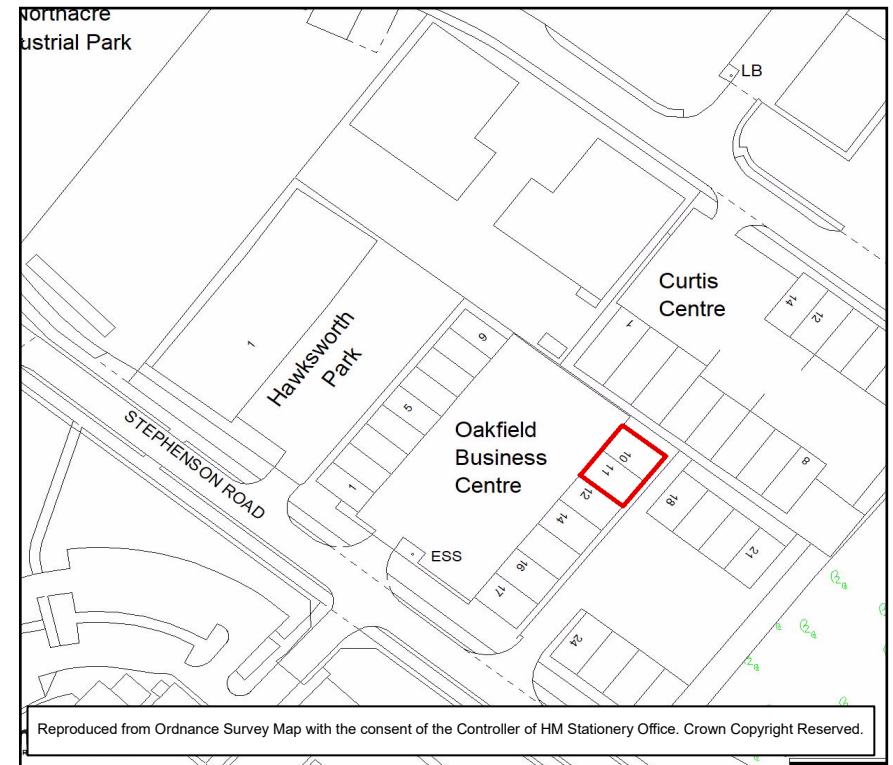
BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/26**
Unit 10	£14,250	£7,110.75
Unit 11	£9,800	£4,890.00

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of D77.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17019-10/11

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.