



TO LET

Industrial Compound/Yard
1.61 acres (0.65 ha)

- Situated on Established Trading Estate
- Secured Fenced Site
- Stone Surfaced
- 2 Access Points

West Wilts Trading Estate, Westbury

37/37B Broadway East, West Wilts Trading Estate, Westbury, BA13 4JA



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 West Wilts Trading Estate is 1 mile approx. from Westbury town centre. Comprising around 165 acres with 1.5 million square feet of employment space, including occupiers such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Copart, WH Kemp and many others.

DESCRIPTION

The site comprises a stone surfaced yard with palisade fencing to all boundaries and currently accessed via Broadway East spur road. A secure access gate is available off Broadway East

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

The site has been used for 10 years for open storage of vehicles. 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, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

ACCOMMODATION

Site Area **1.61 acres** (0.65 ha)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

There is an Estate Service Charge payable towards the upkeep and maintenance of the common areas and facilities to the Trading Estate.

RENT

£57,000 per annum exclusive.

VAT

Rent and Estate service charge subject to VAT.

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.

BUSINESS RATES

Rateable Value: £32,000.*

Rates payable for year ending 31/03/26: £15,968.

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

SERVICES

No utility services are connected.

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

Not applicable.

VIEWING

Strictly by appointment only through:-

Myddelton & Major
Estate Office
19/24 White Hays South
Quartermaster Road
West Wilts Trading Estate
Westbury
BA13 4JT

Contact: E de Boehmler MRICS
Tel: 01722 337577
Email: edwarddeboehmler@myddeltonmajor.co.uk

Myddelton & Major
49 High Street
Salisbury
Wiltshire
SP1 2PD

Contact: P G Holford MRICS
Tel: 01722 337577
Email: philipholford@myddeltonmajor.co.uk

Ref: EDB/JW/10243-302

