



TO LET

Industrial Units
2280 sq ft (304.38 sq m)

- Major Regional Industrial Estate
- Starter Units 560 & 1720 sq ft
- Includes Yard when Units Combined

West Wilts Trading Estate, Westbury

Unit 12A-15 & 16, White Hays South, West Wilts Trading Estate, Westbury, BA13 4JT

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).

West Wilts Trading Estate is situated approximately one mile from Westbury town centre and is the largest of the town's industrial estates. Covering around 165 acres, the Estate is home to a diverse range of national and local businesses.

White Hays South is a development of 21 small industrial units on Quartermaster Road, the estate loop road.

DESCRIPTION

The property comprises 3/4 combined light industrial units, when let together, a yard, outlined in green will also be included. The units incorporate integral offices in both parts, 3 WC's spread across the units, with up and over loading doors.

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, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

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.

ACCOMMODATION

Unit 12a-15	1720 sq ft	(152.36 sq m)
Unit 16	560 sq ft	(52.02 sq m)
Yard	1453 sq ft	(134.98 sq m)
(included when let as whole)		

As a Whole **2280 sq ft** (204.38 sq m)

LEASE TERMS

New full repairing and insuring lease(s) for a term of 3 years, or longer by agreement. There is a service charge payable towards the maintenance of the common areas and facilities on the Estate.

RENT

Unit 12a-16	- £16,500 per annum exclusive (including yard).
Unit 12a-15	- Rent on application.
Unit 16	- Rent on application.

VAT

VAT is payable on rent and Estate Charges.

BUSINESS RATES

Rateable Value: £18,250.*
Rates payable for year ending 31/03/27: £7,884.

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

SERVICES

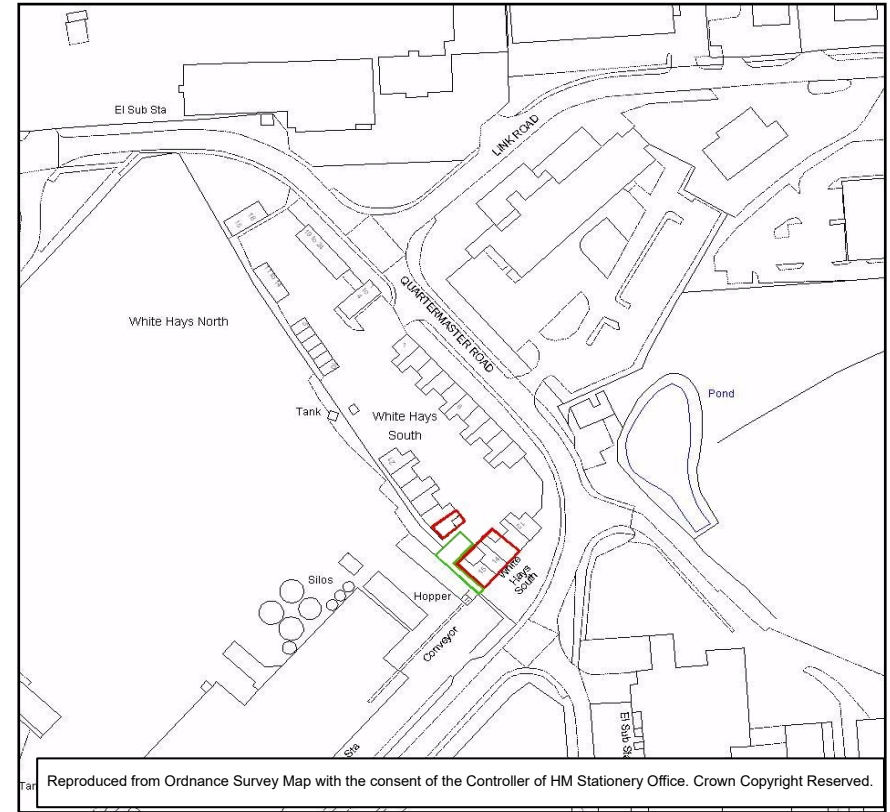
Mains electricity. Estate water and drainage to Estate System.

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

Unit 12a-16 has an EPC rating of E110.

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.



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AGENTS NOTE

Units 12a-15 & 16 are available as separate units, although the only allocated external area will be in front of the loading door. Please contact us to discuss if this would be of interest.

VIEWING

Strictly by appointment only via Estate Office on 01373 822260 or wwte@myddeltonmajor.co.uk

Ref: PS/EDB/JW/10243-299

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