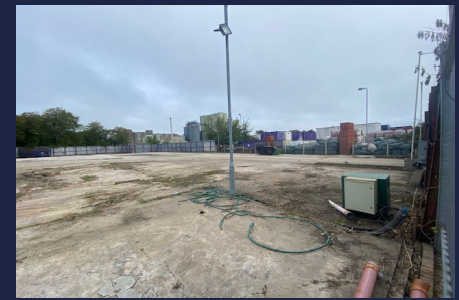




TO LET

Industrial Compound/Yard
0.76 acres (0.30 ha)

- Situated on Established Trading Estate
- Secure Fenced Site
- Concrete Surfaced
- Access from Chemical Road & Victory Road

West Wilts Trading Estate, Westbury

15-17 Chemical Road, West Wilts Trading Estate, Westbury, BA13 4JN

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 secure compound, predominantly concrete surfaced with part palisade and part profile metal fencing. It has access from Chemical Road and Victory Road.

PLANNING

The site has been used for many years as a recycling waste centre. 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

Site Area **0.76 acres** (0.30 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 a service charge payable towards the upkeep and maintenance of the common areas of the Trading Estate.

RENT

£28,500 per annum exclusive.

VAT

VAT is payable on the Rent and Estate Service Charge.

BUSINESS RATES

Rateable Value: £27,000.*

Rates payable for year ending 31/03/27: £11,664.

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

SERVICES

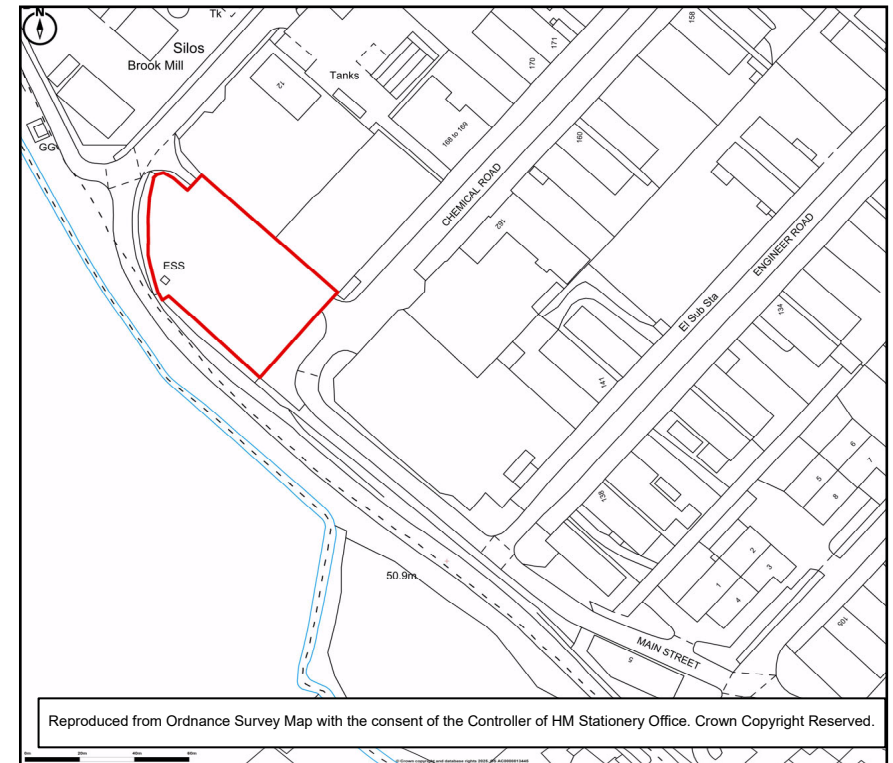
Mains electricity and Estate foul drainage available.

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

An EPC is not required for the site.

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.



AGENTS NOTE

Tenants should be aware that this site is contaminated below ground. Any lease will contain a "no dig" provision and the existing surface cannot be disturbed.

VIEWING

Strictly by appointment only through the Estate Office, 01373 822260, Email: wwte@myddeltonmajor.co.uk.

Ref: PS/EDB/JW/10243-116

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.