

For Identification Purposes Only



Ivy Mill
Westbury
BA13 4NL

Storage Units and Lock Ups

From 150- 5,045 Sq Ft (13.93 - 502.14 Sq M)

- Flexible Terms
- Additional Yard Areas Available (subject to terms to be agreed)
- Access to the A350 and B3098

LOCATION

The units are located approximately 4.5 miles east of Westbury, miles to the east of Trowbridge and 14 miles south of Chippenham. Access to the M4 is by way of

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
Lock- Ups	£3,000
Stable UniLockt 1	£5,000
Stable Unit 2	LET
Unit 18	Under Offer
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

The units have a single phase electricity supply. 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

Lock Ups of various sizes are available please make enquires with the agents as to availability.

PLANNING

We are advised that the unis have planning for storage purposes. Occupiers are advised to make their own enquiries regarding their intended use.

EPC

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



VAT

All Rents quoted are subject to VAT at the prevailing rates

LEGAL COSTS

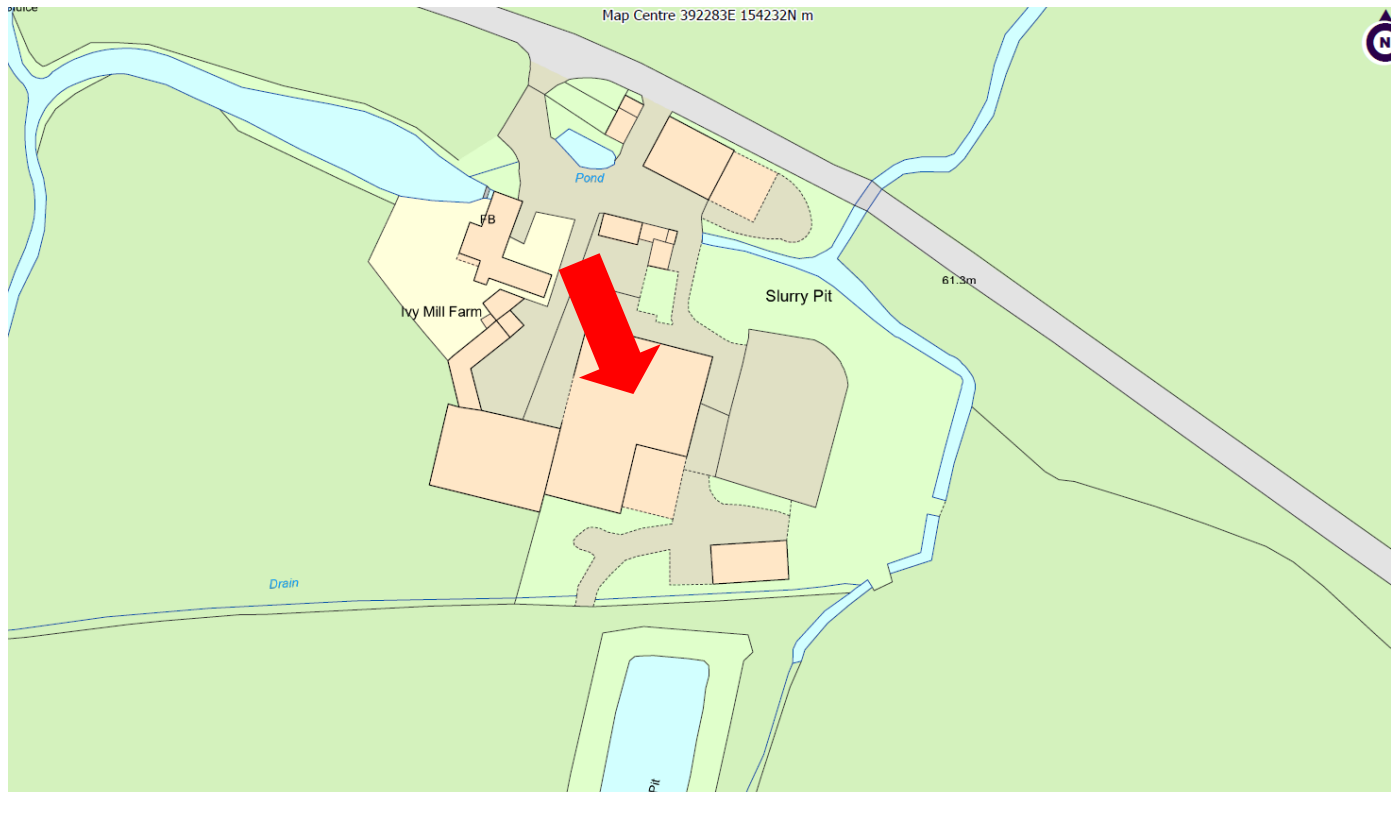
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

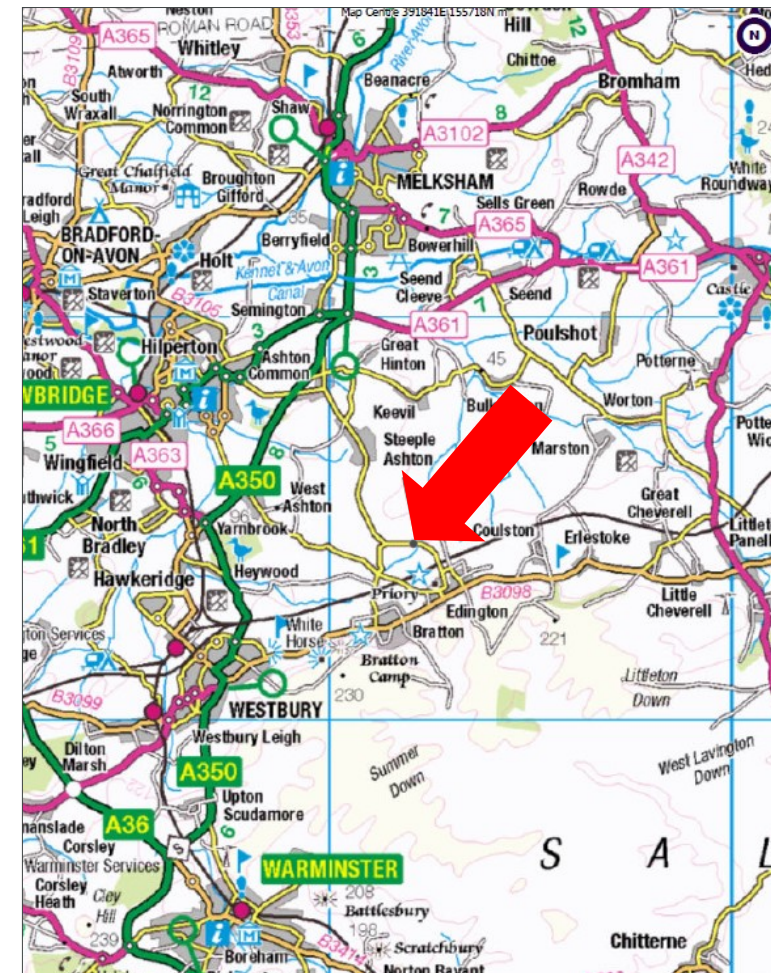
Viewings can be arranged by prior appointment with sole agents Carter Jonas.



SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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April 2025

Carter Jonas