



**Building A**  
**Victory Road**  
**West Wilts Trading Estate**  
**Westbury BA13**

**Brand New Unit**  
**Approximately 2305 SqFt (213 SqM)**

- **New development.**
- **Located on popular trading estate.**
- **Good loading facilities.**
- **Allocated parking.**

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## LOCATION

West Wilts Trading Estate is strategically positioned just off the A350 between Trowbridge (approximately 4.5 miles north) and Warminster (about 4 miles south), within easy reach of the M4 (J17) to the north and the A303 corridor to the south making it well located for excellent transport links for logistics and industrial businesses. The well established trading estate benefits from a mix of commercial workshops, warehouses, and service yards, in a thriving industrial area alongside regional and national companies.

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## DESCRIPTION

New portal frame buildings of steel frame construction with insulated profile steel cladding. The units to be finished in accordance with the following basic shell specification to the latest building regulation requirements.

- Internal eaves are 6 M.
- Electrically operated loading doors.
- Translucent roof lights.
- Disabled W/C per building.
- Led lighting .
- Three phase power.
- 7 allocated parking spaces per building.
- Common areas managed by Maddern Developments.
- EV charging points for each building

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## SERVICE CHARGE

A service charge will be levied to the occupiers to manage any common areas.

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## ACCOMMODATION

Measurements have been undertaken on a gross internal area basis from plans.

	SqM	SqFt
	213	2,305
<b>Total</b>	<b>213</b>	<b>2,305</b>

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## TENURE

The units are available For Sale or To Let on a full repairing and insuring lease on terms to be agreed.

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## PLANNING

The buildings have planning consent  
Ref PL/2023/08739

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## LEGAL COSTS

Each party to be responsible for own legal costs.

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## QUOTING RENT / PRICE

Please apply to the agents for more information.

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## BUSINESS RATES

The Rateable Value to be assessed.

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## VAT

All Prices Quoted are exclusive of VAT.

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## EPC

An EPC will be commissioned when the buildings have been completed.

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## VIEWINGS

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

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## AML

In line with statutory requirements prospective buyers/ tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

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## SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services

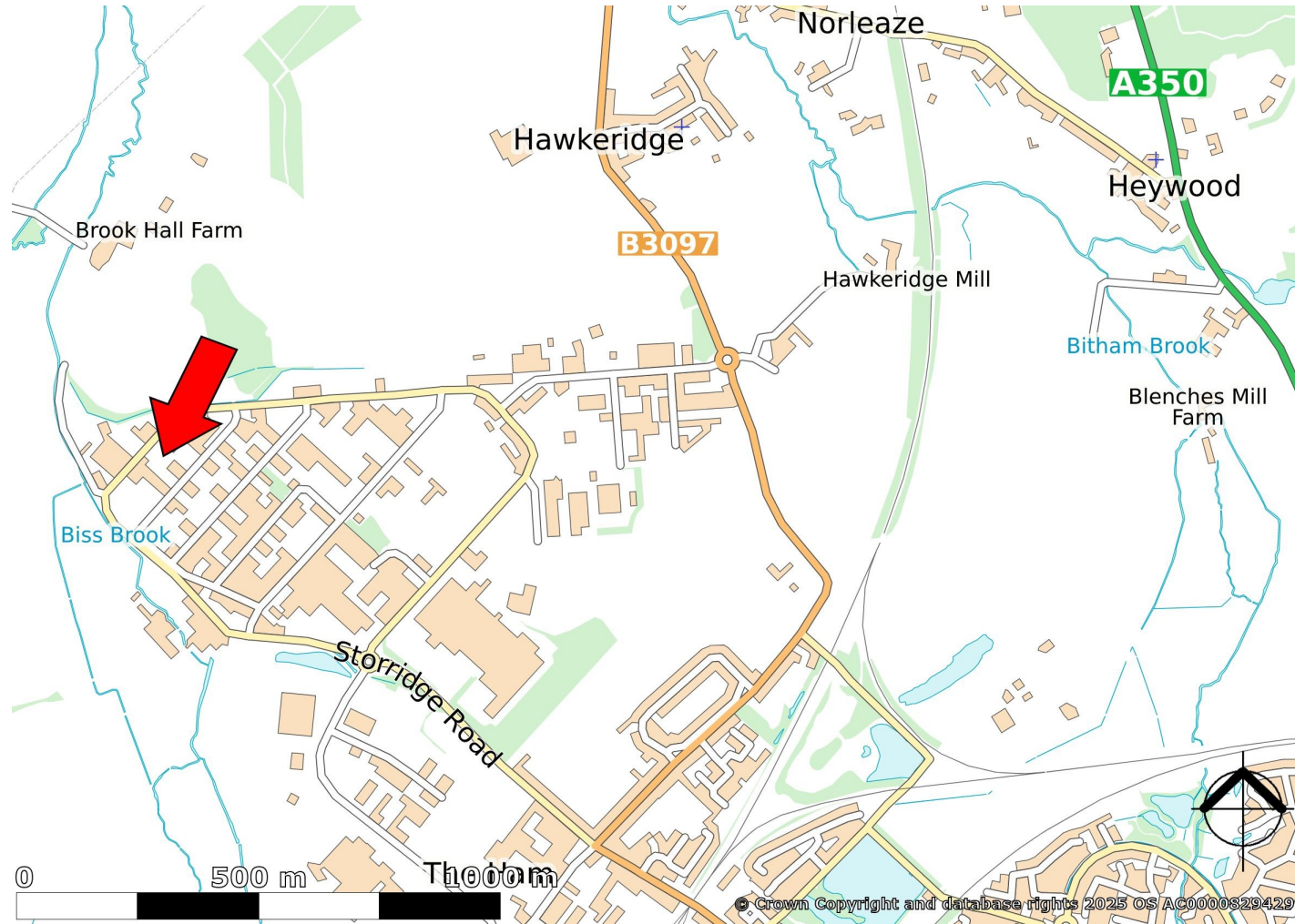
**SUBJECT TO CONTRACT**



For illustrative purposes only



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## FURTHER INFORMATION

Should you require further information please contact:

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**Carter Jonas**