

For Identification Purposes Only



Unit 17
Ivy Mill Farm
Westbury
BA13 4NL

Storage Unit
1,178 Sq Ft (109.44 Sq M)

- Flexible Terms
- Additional Yard Areas Available
- Good access to the A350

LOCATION

The unit is located approximately 6 miles to the east of Trowbridge, 3miles east of Westbury and 14 miles south of Chippenham. Access to the M4 is by way of the A350.

DESCRIPTION

The unit comprises a range of portal framed storage buildings with loading to the front. The buildings are conveniently located close to the public highway with roadside access.

QUOTING RENTS

£10,000 per annum.

TERMS

The units will be available to let on a new leases on a terms to be agreed.

ACCOMMODATION

Unit	SqM	SqFt
Unit 17	109.44	1,178

PLANNING

We are advised that the most recent use for the building is for that of storage..

SERVICES

Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

SERVICE CHARGE

Prospective occupiers will be requested to make a contribution towards the upkeep of communal areas and welfare facilities

SUBJECT TO CONTRACT

VAT

All prices quoted are exclusive of VAT if applicable.

EPC

An EPC is not required as the building is for storage only and does not have heating.

LEGAL COSTS

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

VIEWINGS

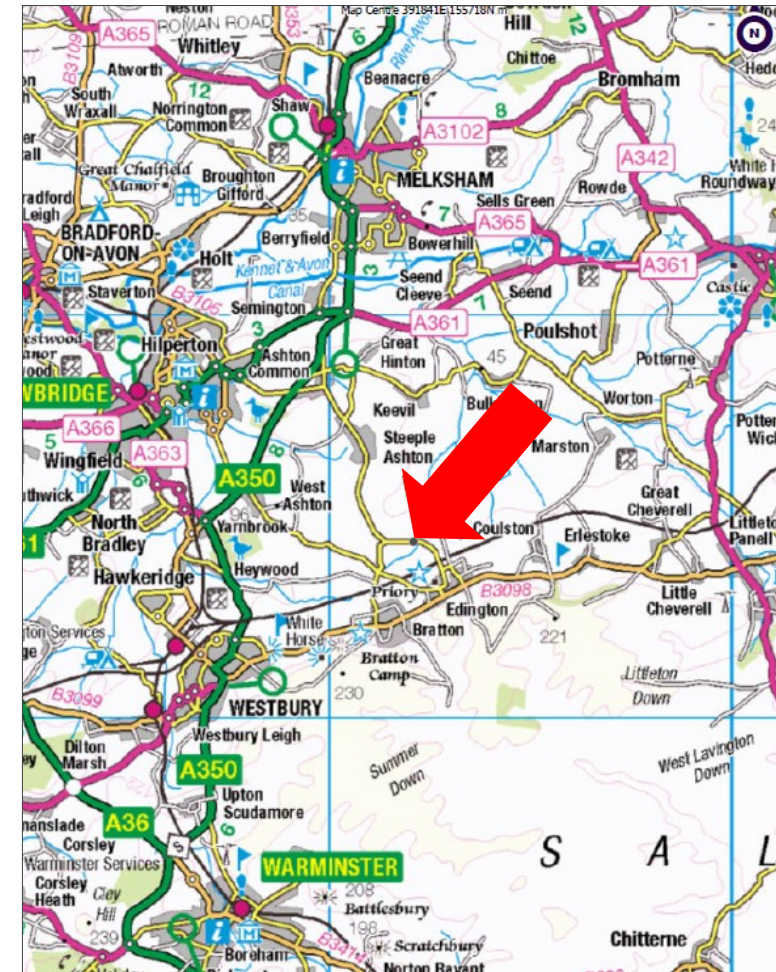
Viewings can be arranged by prior appointment with sole agents Carter Jonas to view units available at Ivy Farm.

AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

October 2025

Carter Jonas