## TO LET

# **Carter Jonas**



Unit 11 Washington Road West Wilts Trading Estate Westbury Wiltshire, BA13 4JP

Approximately 7,476 Sq Ft (662.27 Sq M)

- Situated on vibrant & popular trading estate
- Internal refurbishment
- Good access to A350
- Secure vehicular access to side

#### LOCATION

The property is located on the West Wilts Trading Estate, a vibrant employment area located to the north of the market town of Westbury.

West Wilts occupies a strategic location just off the A350 between Trowbridge (approx. 4.5 miles) and Warminster (approx. 4 miles). The A350 provides access to the JI7 M4 to the North and A303 to the south.

#### **DESCRIPTION**

The property comprises a portal framed building with brick and block elevations under a pitched roof.

The building is detached and self contained. The industrial element has been refurbished with painted walls & floors and benefits from LED Lighting. There are two-storey redecorated offices with welfare facilities to the front.

The building has a frontage onto Washington Road and forecourt parking.

Secure gated vehicular access is available to the side of the premises for loading / unloading.

#### **QUOTING PRICE**

£45,000 per annum exclusive.

## **SERVICES**

Prospective occupiers are advised to make their own investigations as to the capacity, state and condition of services.

### **ACCOMMODATION**

Floor measurements:

Total	662.27 Sq M	7,476 Sq Ft
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Mezzanine	662.27 Sq M	605 Sq Ft
offices	64.43 3Q M	909 3q Ft
First floor	84.45 Sq M	909 Sa Ft
Ground floor	553.84 Sq M	5,962 Sq Ft

#### **TERMS**

The unit is available on a full repairing and insuring occupational lease on terms to be agreed.

## **PLANNING**

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority , Wiltshire Council, regarding their intended use:

Email: developmentmanagement@wiltshire.gov.uk

Tel: 0300 346 0114

#### **LEGAL COSTS**

Each party is responsible for their own legal costs.

#### **BUSINESS RATES**

The rates for the property need to be separately assessed.

Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

#### **VAT**

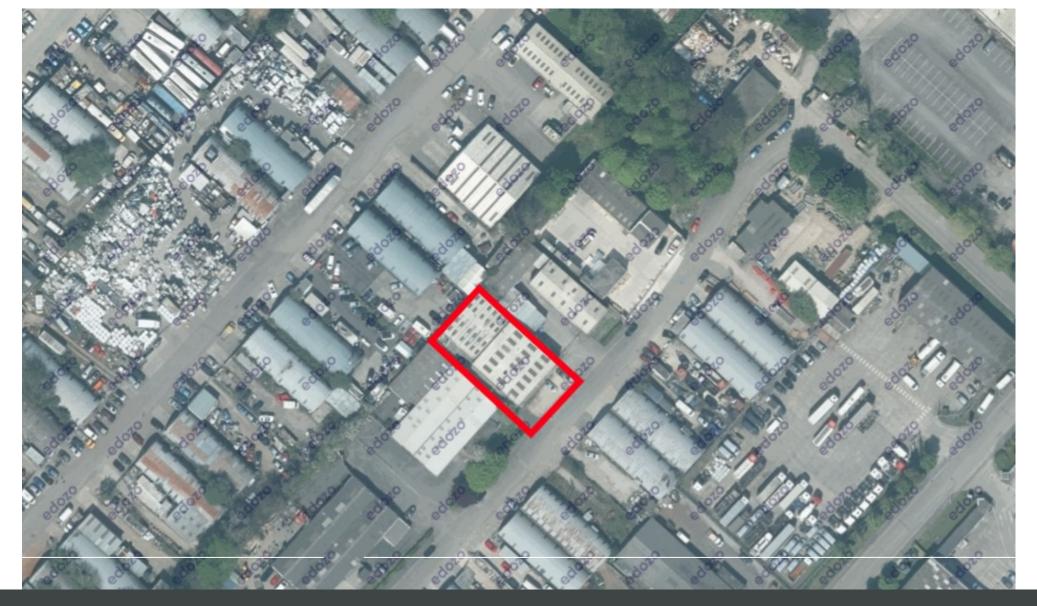
Figures are exclusive of VAT, if applicable.

#### **EPC**

A revised EPC Certificate has been commissioned and the certificate is awaited.

## **VIEWINGS**

For further information or to arrange a viewing please contact the agents on the back page.



#### **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 | 07917041109 alison.williams@carterjonas.co.uk

#### **Ed Cawse MRICS**

0117 922 1222 | 07425 632476 Ed.cawse@carterjonas.co.uk

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#### **IMPORTANT INFORMATION**

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