



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 J17 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:

Ground floor	553.84 Sq M	5,962 Sq Ft
First floor offices	84.45 Sq M	909 Sq Ft
Mezzanine	662.27 Sq M	605 Sq Ft
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Total	662.27 Sq M	7,476 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.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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