

DRIVE-THRU TAKEAWAY & RETAIL UNITS



**HAWKE
RIDGE**

BUSINESS PARK

hawke-ridge.com

Five units with
A1/A3/A5
consent

Sizes range from
1,200 sq. ft. to
3,500 sq. ft.

50 parking
spaces



17,000
daily vehicle movements
on roundabout
↑ 20,500
by 2023

SITE MAP

Hawke Ridge Business Park

Hawke Ridge Business Park

TROWBRIDGE

Existing West Wilts Trading Estate (190 acre site)

HAWKERIDGE ROAD

WESTBURY



DRIVE-THRU UNIT	2,700 sq. ft.
CONVENIENCE STORE	3,500 sq. ft.
UNIT 1	1,200 sq. ft.
UNIT 2	1,500 sq. ft.
UNIT 3	1,500 sq. ft.

LOCATION

Brook Lane Trading Estate

Northacre Park

WESTBURY

ROADSIDE SCHEME

Existing West Wilts Trading Estate (190 acre site)

TROWBRIDGE



INDICATIVE LAYOUT



**HAWKE
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LOCATION

Hawke Ridge Business Park is immediately adjacent to the well-established West Wilts Trading Estate and close to Northacre and Brook Lane Trading Estates. It already benefits from nearly 17,000 daily vehicle movements. Hawke Ridge also has convenient motorway connections to London, the Midlands and the South West via the A350/A36 trunk roads. Westbury has a significant railway junction with a wide range of routes including London and attracts commuters from a wide catchment area.

DESCRIPTION

The roadside site offers an opportunity to gain representation within an established major employment area of over 3,000 employees. The town of Westbury and its business parks have limited facilities for food, drink and convenience shopping. This scheme is located on one of the busiest routes into the town and is ideally placed to cater for this unsatisfied demand.

New residential development is projected to increase the 10 minute drive time population to nearly 40,000 generating in excess of 20,500 vehicle movements by 2023 and the 35 acre Hawke Ridge Business Park has the potential to benefit from further development in the region.

This scheme will comprise three A5/retail units, a convenience store and a drive-thru restaurant/café with communal service yard, associated landscaping and 50 car parking spaces.

The drive-thru restaurant/café has been given the most prominent location, occupying a position immediately fronting the entrance roundabout off Hawkeridge Road. Prominent signage will also be available adjacent to the roundabout.

The units will take the form of low level buildings with a mono-pitched roof design and visually pleasing timber cladding and glazed curtain wall elements.



TENURE

The buildings will be available for sale or to let on terms to be agreed and subject to status.

QUOTING PRICE/RENT

Please apply to the agents.

PLANNING

The buildings have full detailed planning consent for the following use classes in accordance with the Town and Country Planning (Use Classes) Order:

- Drive-Thru/Retail Unit (Class A5/A3)
- Retail Units (Class A5)
- Convenience Retail Store (Class A1)

SERVICES

The site will be serviced with all mains services including SSE, Wales & West Gas, British Telecom, Virgin, Wessex Water and mains drainage.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

To be assessed on completion of the scheme.

VAT

All purchase figures and rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

hawke-ridge.com

17,000

daily vehicle movements
on roundabout

20,500 by 2023



Projected 40,000
10 minute catchment
by 2026



Hawke Ridge Business Park

500,000 sq. ft.
consented development



Pent up demand from
adjacent business parks
and Westbury residents



FURTHER INFORMATION

For further information please contact the agents.

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IMPORTANT INFORMATION

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**HAWKE
RIDGE**

BUSINESS PARK

alder king

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