

**Unit W19,
The Swan Business Centre,
Stephens Way,
Warminster
BA12 8GH**

New Warehouse Unit
1000 sq ft (92.90 sq m)

To Let



LOCATION

Warminster is a large Garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath, serving a local population of 17,490 approx. and a district population of 127,900 (Source: 2011 Census). In addition to the resident population, a substantial military Garrison is based in Warminster. Rail communications are provided by mainline station, which has frequent services to London (Waterloo) and Bristol. Warminster is positioned on the A36/A350 intercept, which links to the A303 and South Coast and M4 to the north. Salisbury (22 miles), Bath (18 miles), Bristol (31 miles).

SITUATION

Warminster Business Park is situated on the south west of Warminster town centre, with direct access to the Bath Road, which is within striking distance of the strategic junction with the A36 Bypass and A350 and adjacent hotel (Travelodge) and petrol filling station. Major occupiers on the Business Park include Dents, N H Case, G & T Packaging, Half Moon Bay, Travis Perkins, Howden Joinery, Screwfix and Wiltshire Council.

DESCRIPTION

The unit includes the following features:-

- Clear span steel portal frame with minimum eaves height of 6 metres.
- Insulated roof with roof lights and wall cladding.
- Smooth finished power floated concrete floor.
- Sectional overhead insulated steel roller shutter door (3 metres wide by 5 metres high).
- Structural first floor, accessed via timber staircase.
- Floor Loading: Ground Floor 30KN/psm; First Floor 5KN/psm.
- 3 phase power, mains water and drainage available for connection.
- 2 allocated private car parking spaces and use of visitor spaces.

ACCOMMODATION

Ground Floor	750 sq ft	(69.67 sq m)
First Floor	250 sq ft	(23.22 sq m)
Total	1000 sq ft	(92.90 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£7,500 per annum exclusive.

VAT

Rent subject to VAT.

BUSINESS RATES

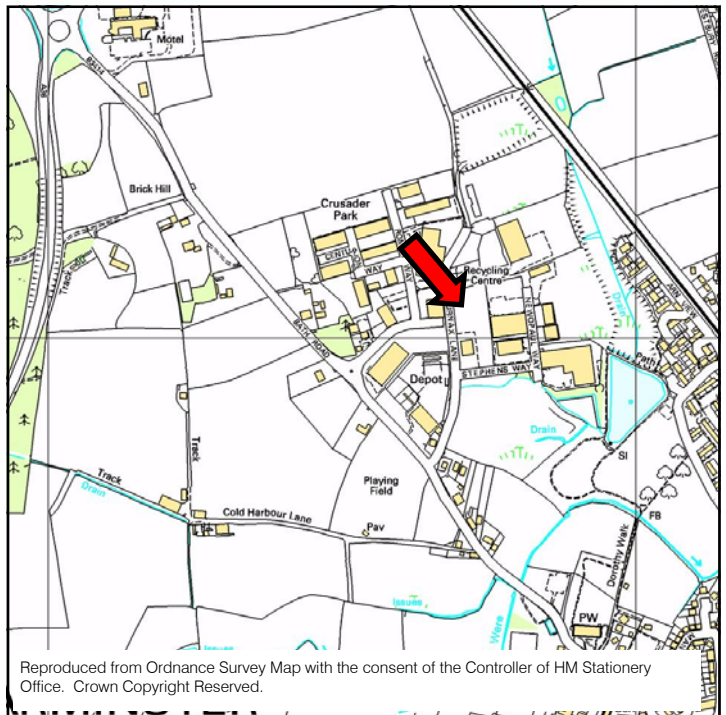
To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

PLANNING

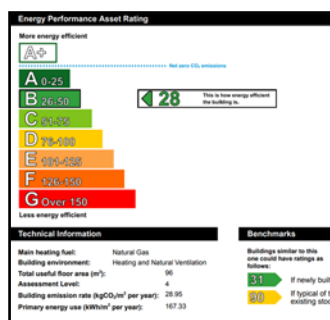
The unit has planning consent for B1, B2 & B8 uses, with no hours restrictions (Ref: 19/04474/FUL dated 06/08/19). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

VIEWING

Strictly by appointment only.

Ref: PH/JW/17497-B-W19

ENERGY PERFORMANCE



CODE OF PRACTICE

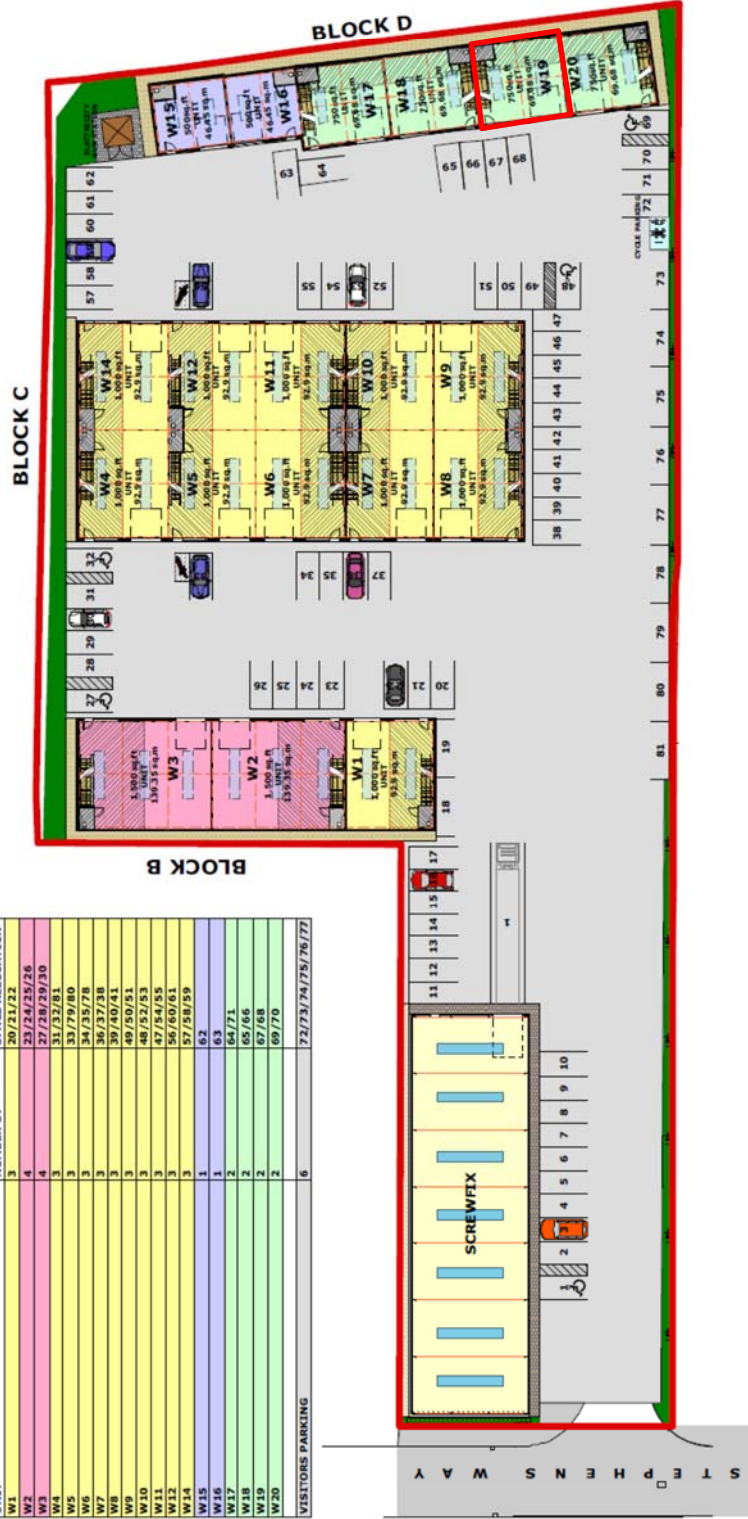
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

UNIT SCHEDULE			
UNIT NUMBER	AREA / UNIT (SQFT)	MEZZANINE	TOTAL
15, 16	500	0	500
17, 18, 19, 20	750	250	1,000
1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14	1,000	500	1,500
2, 3	1,500	750	2,250

PARKING SCHEDULE			
UNIT	NUMBER OF	SPACE ALLOCATION	
W1	3	20/21/22	
W2	4	23/24/25/26	
W3	4	27/28/29/30	
W4	3	31/32/33	
W5	3	33/34/35	
W6	3	34/35/36	
W7	3	36/37/38	
W8	3	39/40/41	
W9	3	42/43/44	
W10	3	45/46/47	
W11	3	47/48/49	
W12	3	50/51/52	
W13	3	53/54/55	
W14	3	56/57/58	
W15	1	59/60/61	
W16	1	62	
W17	2	63	
W18	2	64/71	
W19	2	65/66	
W20	2	67/68	
W21	2	69/70	
VISITORS PARKING	6	72/73/74/75/76/77	



AREA B
WARMINSTER BUSINESS PARK
STEPHENS WAY
MARKETING SITE PLAN & PARKING SCHEDULE 1:500@A3



50 M



A700A MARKETING

REVA: CHANGES TO PARKING SCHEDULE, PLANS ALTERED 15.08.19

DAVID BRAIN PARTNERSHIP

ARCHITECTS Ralph Allmon Town House, 2 Church Street, Bath, BA1 1NL Tel: 01225 445055 www.dbrain.co.uk

AREA B
 WARMINSTER BUSINESS PARK
 STEPHENS WAY
 MARKETING SITE PLAN & PARKING SCHEDULE

Drawn: MS
 Date: AUG 2019
 Scale: 1:500@A3
 Job No: 1165
 Paper Size: A3
 Drawing No: A700