



Unit 1A
Woodland Industrial Estate
Westbury
Wiltshire
BA13 3QS

An End-Terrace Industrial/Warehouse Unit

5,511 Sq Ft (512 Sq M)

- Located On A Popular Industrial Estate
- Good Road/Rail Links
- 12 car parking spaces
- Rear Service Yard

LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units located close to Westbury's Town Centre and main Railway Station. Westbury is a busy and expanding town with a population of approximately 15,000, located towards the centre of Wiltshire, with direct access onto the main A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

DESCRIPTION

Unit 1A is an end-terrace industrial/warehouse unit of steel portal frame construction with brick and rendered elevations under a steel roof.

The warehouse element has heating by way of a gas blower heating system, good lighting, an eaves height of 3.9m and a height to pitch of 6.34m. A roller shutter door (4.3m high x 3.9m wide) is positioned in the gable end wall providing access to a rear service yard.

A reception area, canteen facility and male and female WCs are located to the front of the warehouse / workshop area. Well-presented offices and meeting areas with carpeted floors suspended ceilings, double glazing and electric wall mounted heaters form an integral part of the warehouse area.

TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE AND INSURANCE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The estimated service charge and building insurance costs are noted below:-

Service Charge : £1,150 per annum plus VAT

Insurance : £1,405 per annum plus VAT

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS code of measuring practice:

ACCOMODATION	Sq Ft	Sq M
Unit 1A		
Ground Floor	4,801	446
First Floor	710	66
TOTAL	5,511	512

RENTAL

£32,500 per annum exclusive

RATEABLE VALUE

The Rateable Value for Unit 1A equates to **£20,750**

The Rates Payable (2017/ 2018) for units 1A equate to **£10,229.75**

This is an estimate only and takes no account of possible transitional adjustment.

EPC

The property has been assessed as having an Energy Performance Asset Rating of 82 (band D). Copies of the EPC can be made available to interested Parties.

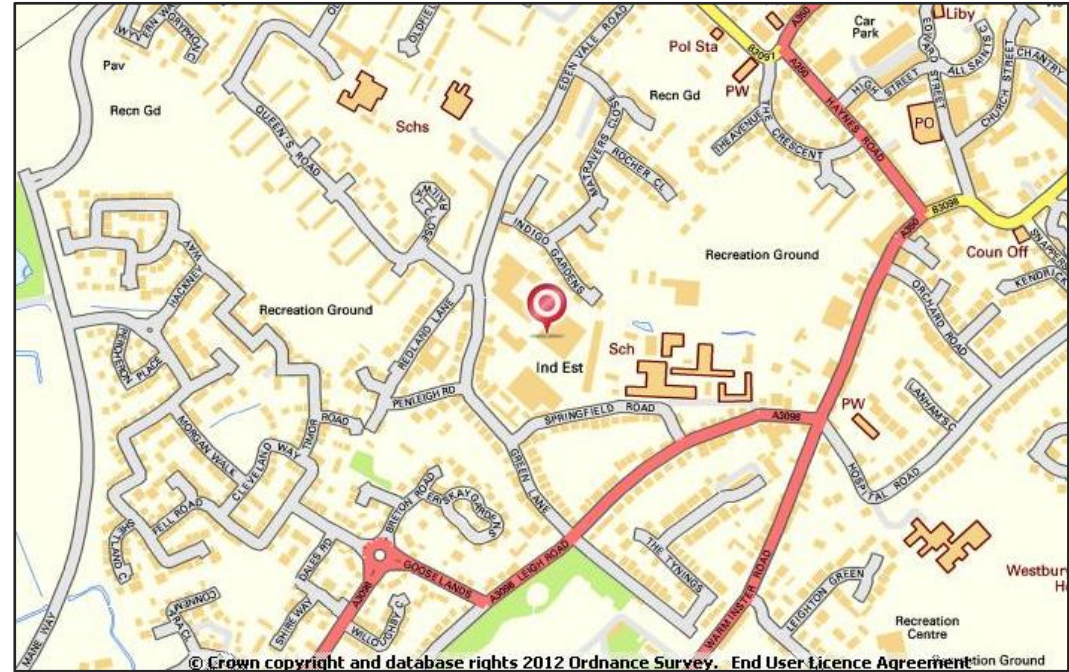
PLANNING

The Unit has planning for B1 and B8 in accordance with the Town and Planning Use Class 1987 Order. Prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



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