



For identification purposes only

**Phase 5,
Dunkirk Business Park,
Southwick,
Trowbridge. BA14 9NL**

New Industrial / Warehouse Units

2,252- 4,504 sq ft (220- 420 sq m)

- New Development.
- Located on popular well established and managed trading estate.
- Good loading facilities.
- Allocated parking.

LOCATION

Dunkirk Business Park is located approximately half a mile to the south west of the village of Southwick on the main Frome Road (A361), approximately 2.5 miles from Trowbridge town centre.

DESCRIPTION

The Dunkirk Business Park is a modern development comprising 25 business units constructed since 2002.

The proposed units will be of steel frame construction with insulated profile steel cladding to roof and part brick part steel cladding to elevations. The units to be finished in accordance with the following basic shell specification to the latest building regulation requirements.

Specification

- 5.2m internal eaves height
- Fully accessible WC
- Tea Station
- Sectional loading doors
- Covered cycle store
- Allocated parking
- Actively managed common areas.

ACCOMMODATION

Areas	Sq Ft	Sq M
Unit 1A Ground Floor	1,507	140
Unit 1A First Floor Mezzanine	745	70
Unit 2B Ground Floor	1507	140
Unit 2B First Floor Mezzanine	745	70
Total	4,504	420

TENURE

The units are available For Sale or To Let on a full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The units will have planning consent for B1c (light Industrial) and B8 (Storage and Distribution).

QUOTING PRICE/RENT

Please apply to the agents.

BUSINESS RATES

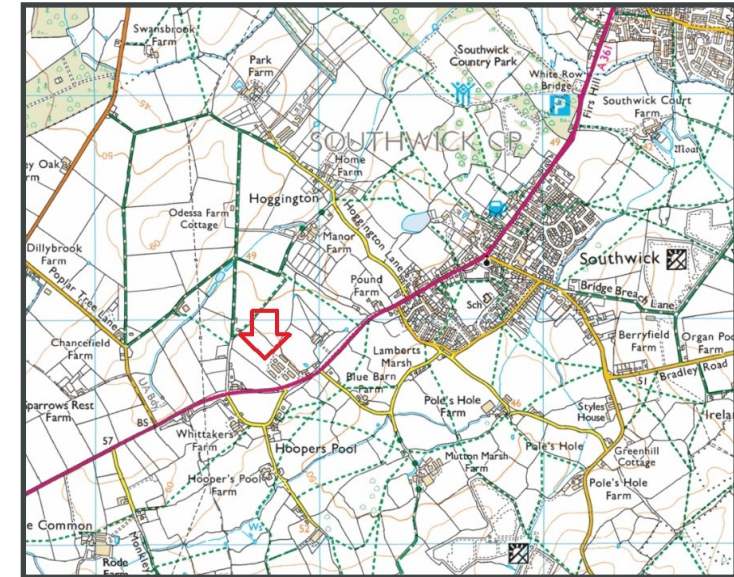
The Rateable Value to be assessed.

VAT

All prices quoted are exclusive of VAT.

EPC

To be assessed upon completion.



SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information or wish to view please contact:

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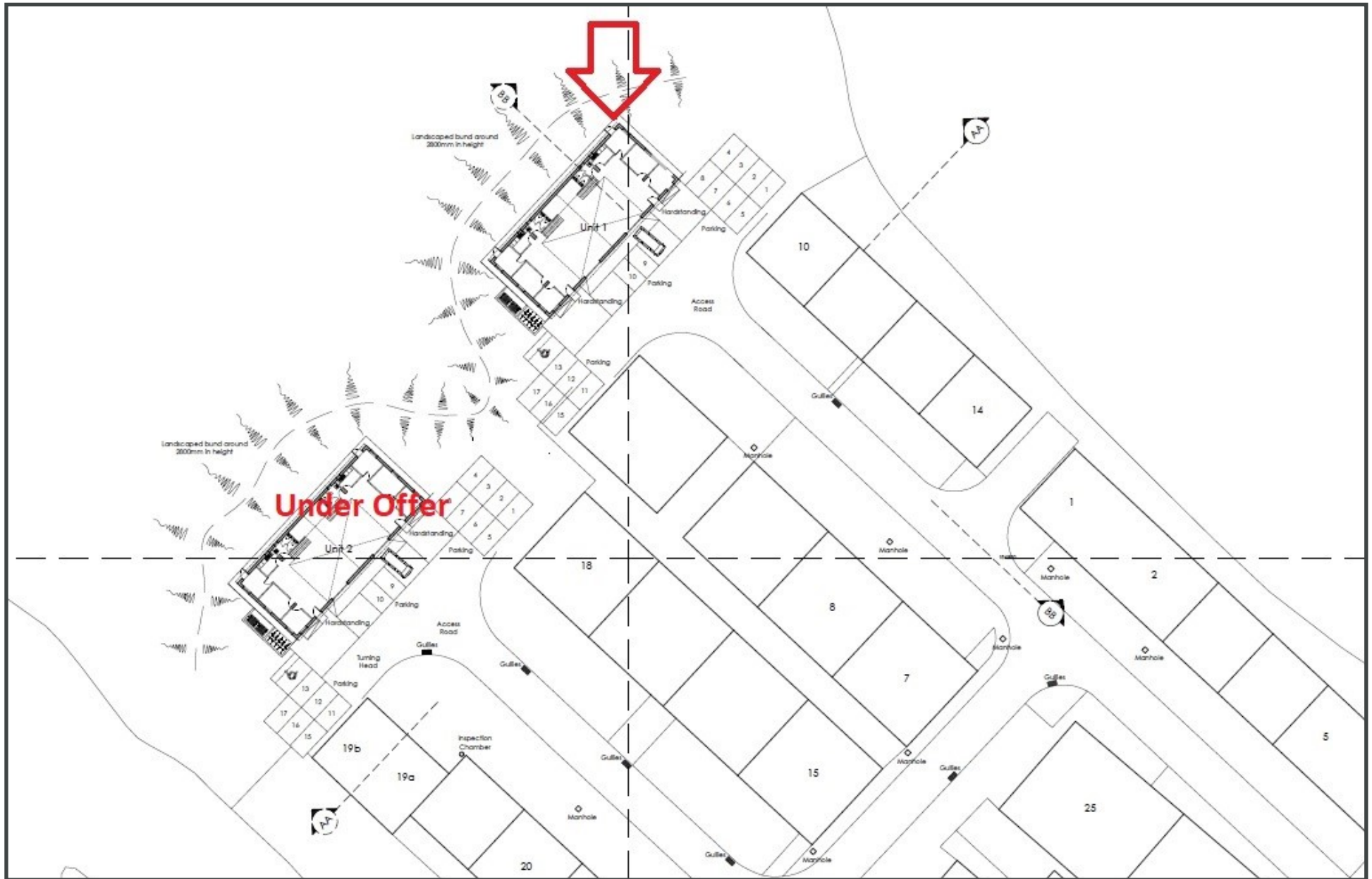
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