

Unit 4, Crusader Park, Bath Road, Warminster, Wiltshire,  
BA12 8BT.

**Carter Jonas**

# TO LET

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## **Speculatively Developed Industrial Units Shortly Available From Approximately 488–1,456 Sq M (5,250–15,672 Sq Ft)**

- **Units Nearing Completion**
- **Modern Specification**
- **Minimum 6M Eaves**
- **Height to Pitch 7.8M**
- **First Floor With A Loading Of 10 KN/SQM**



### **Contact**

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# Unit 4, Crusader Park, Bath Road, Warminster, Wiltshire, BA12 8BT.

## Location

Warminster is strategically positioned on the Southampton/Bristol transport corridor and is situated midway between the cities of Bath and Salisbury. Crusader Park lies approximately ¼ mile from the A36 trunk road, which in turn provides connection to the A303 to the south and the more distant M4 motorway to the north. Warminster and Westbury Railway Stations provide direct rail links to London Waterloo and Paddington respectively. Bristol International Airport is within ready access.

## Description

Crusader Park is conveniently positioned on the northern fringes of the town of Warminster. Served by an established and well defined road network, it is one of the area's most successful business centres, catering for a wide range of industrial and commercial occupiers.

The property which is under construction is of steel portal frame with part brick and pvc coated steel profile clad elevations under a pvc coated steel profile roof incorporating roof lights. It offers versatile clear span space with minimum 6m eaves and maximum height to pitch of 7.8m. Accessed by two roller shutter doors, with good loading/unloading and parking provision on site, the building will be completed to a 'shell' specification. The first floor is of a structure suitable for high loading of 10KN/m<sup>2</sup>.

The property is available as a whole or can be subdivided to provide two separate units.

## Accommodation

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the approximate floor areas are calculated as follows:

	Sq M	Sq Ft
Unit A	488	5,250
Unit B	968	10,422
<b>Total</b>	<b>1,456</b>	<b>15,672</b>

## Terms

The units are available on new FRI leases. Quoting rent available on application to the agent.

## Service Charges

The tenant will be responsible for the payment of service charges, which will include a proportion of costs incurred in respect to maintenance and repair of common areas and services. Further details upon request.

## Planning

Planning consent has been granted for B1 (light industrial) and B2 (general industrial). Planning enquiries should be made to the Planning Department, Wiltshire Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD, Tel: 01225 776655.

## Rateable Value

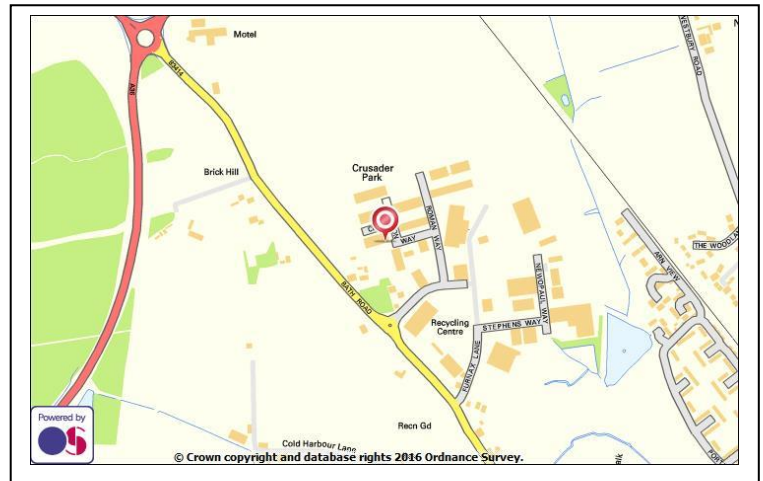
To be assessed.

## Services

Mains water, gas and electricity are available. Connection subject to application. Photo Voltaic roof panels fitted to enable electricity to be made available at a reduced cost (details available).

## VAT

All figures quoted are exclusive of VAT, if applicable.



**SUBJECT TO CONTRACT**

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## IMPORTANT INFORMATION

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