



Units 11 & 12  
Washington Road  
West Wilts Trading Estate  
Westbury  
Wiltshire, BA13 4JP

Industrial Property with Offices and Yard:

From 5,070 Sq Ft - 12,546 Sq Ft  
(473.45 Sq M - 1,135.75 Sq M)

- Situated on vibrant & popular trading estate.
- Generous yard areas.
- Can be sold as a whole or separately.

## LOCATION

The properties are located on the West Wilts Trading Estate a vibrant employment area located to the north of the market town of Westbury.

West Wilts occupies a strategic location just off the A350 between Trowbridge (approx. 4.5 miles) and Warminster (approx 4 miles). The A350 provides access to the J17 M4 to the North and A 303 to the south.

## DESCRIPTION

Both properties have frontage to Washington Road. Each property is self-contained allowing them to be sold as whole or in part.

Unit 11 comprises a detached industrial building with a two-storey office to the front and ancillary car parking.

Unit 12 comprises a detached single storey industrial unit with ancillary office accommodation. To the side of the property is access to an enclosed yard which has a number of lean to and storage units. Car parking is available on the front forecourt area.

## PLANNING

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority , Wiltshire Council, regarding their intended use:

Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

Tel: 0300 346 0114

**SUBJECT TO CONTRACT**

## ACCOMMODATION

From our on site measurements we have calculated the following floor areas on a gross internal area basis:

	Sq M	Sq Ft
<b>Unit 11</b>		
Ground Floor	553.84	5,962
First Floor Offices	84.45	909
Mezzanine Storage	56.23	605
<b>TOTAL</b>	<b>662.27</b>	<b>7,476</b>
<b>Unit 12</b>		
Ground Floor	204.88	2,180
First Floor	13.60	146
Storage Building	254.97	2,744
<b>TOTAL</b>	<b>437.45</b>	<b>5,070</b>

## TENURE

Both properties are available to purchase on a long leasehold interest.

Unit 11: C.53 years unexpired at a current ground rent of £4,200 per annum with 5 yearly reviews.

Unit 12: C. 48 years unexpired at a current ground rent of £6,460 per annum with 5 yearly reviews.

Lease and ground rent information available on request.

## QUOTING PRICE

Guide Price £500,000 exclusive.

## SERVICES

Prospective occupiers are advised to make their own investigations as to the capacity, state and condition of services.

## BUSINESS RATES

The property has a rateable value on the VOA website of £39,000.

Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## EPC

An EPC Certificate has been commissioned and the certificate is awaited.

## VAT

Figures are exclusive of VAT, if applicable.

## VIEWINGS

For further information or to arrange a viewing please contact the agents on the back page.







**FOR IDENTIFICATION PURPOSES ONLY**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**Carter Jonas**