Whitmarsh Lockhart

# TO LET




1 Falcon Park, Headquarters Road, West Wilts Trading Estate

Westbury, BA13 4GZ

## INDUSTRIAL / WAREHOUSE UNIT ON AN ESTABLISHED TRADING ESTATE

**5,907 sq ft**

(548.78 sq m)

- INDUSTRIAL / WAREHOUSE UNIT
- OFFICE AND KITCHENETTE
- ESTABLISHED TRADING ESTATE
- 5.75M MINIMUM EAVES
- 3-PHASE POWER SUPPLY
- ALLOCATED PARKING

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## Summary

| | |
|---|---|
| Available Size | 5,907 sq ft / 548.78 sq m |
| Rent | £41,500 per annum |
| Rateable Value | £29,250 |
| Rates Payable | £12,636 per annum |
| EPC | C (57) |

## Location

Westbury is situated on the A350, approximately 12 miles south east of Bath and 5 miles south of Trowbridge. Junction 17 of the M4 can be accessed via Chippenham, which is approximately 16 miles to the north.

The West Wilts Trading Estate is a large and well established commercial centre located on the northern edge of the town. Falcon Park is located on Headquarters Road which is one of the main roads on the Trading Estate.

## ///what3words

https://what3words.com/tunnel.swing.unsigned

## Description

Falcon Park comprises ten industrial warehouse units arranged over two terraces.

Unit 1 comprises an end of terrace unit of steel portal frame construction, externally clad with full height metal profile sheet cladding. Access to the unit is gained via a roller shutter loading door in the front elevation 4m (W) x 4.25m (H). There is also a separate personnel entrance door.

Internally, the warehouse benefits from a clear eaves height of approximately 5.75m. At the front of the premises there is a WC, office and kitchenette. There is a 3-phase electricity supply and capped gas.

Externally there is allocated parking and service yard areas to the front.

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Ground - Warehouse | 5,584 | 518.77 |
| Ground - Office, WC and Kitchenette | 323 | 30.01 |
| **Total** | **5,907** | **548.78** |

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

## Viewings

By prior appointment through the joint agents.




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