

## **West Wilts Trading Estate, Westbury, Wiltshire, BA13 4QT**

Serviced Industrial Land

Single Plots Available From 0.85 acres (0.34 ha)

Land or Design & Build

**For Sale Freehold or To Let**



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

## SITUATION

The West Wilts Trading Estate is situated approximately 1 mile from Westbury town centre and is the largest of the town's industrial estates. Comprising around 165 acres, the Estate provides 1.5 million square feet of employment space housing national and local businesses such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Tuffnells, Copart, Heritage Motor Group and many others.

## DESCRIPTION

Greenfield land is available for development with existing Estate Road infrastructure including services. Land sales, or, Design & Build projects for sale or leasing will be considered.

Plot 289a	-	2.07 acres	(0.83 ha)	<b>Under Offer</b>
Plot 289b	-	1.83 acres	(0.74 ha)	
Plot 291	-	1.5 acres	(0.63 ha)	
Plot 292	-	0.85 acres	(0.34 ha)	

Sites may be sub-divided, subject to terms.

## TENURE

Freehold or New Lease.

### 1. LAND

- i) **PRICE**  
£350,000 per acre for industrial uses.
- ii) **RENT & LEASE TERMS**  
On application.

### 2. DESIGN & BUILD

- i) **PRICE**  
Subject to building specification.
- ii) **RENT & LEASE TERMS**  
Subject to building specification and tenant financial covenant strength.

## VAT

Price/Rent subject to VAT.

## ESTATE SERVICE CHARGE

There is an Estate Service Charge payable towards the upkeep and maintenance of the common areas and services to the Estate.

## PLANNING

Outline planning consent was granted for B1, B2 & B8 uses with no hours restrictions. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

## VIEWING

For further information contact:-

Myddelton & Major	Myddelton & Major
Estate Office	49 High Street
Quartermaster Road	Salisbury
West Wilts Trading Estate	Wiltshire
Westbury	SP1 2PD
BA13 4JT	

Contacts:	Peter Sammons	Contact:	Philip Holford
Tel:	01373 822260	Tel:	01722 337577
Email:	petersammons@myddeltonmajor.co.uk	Email:	philipholford@myddeltonmajor.co.uk

Ref: PH/PS/JW/10243-Land

## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

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49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

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





