

Warminster Business Park, Bath Road, Warminster, BA12 8PE

Proposed New Industrial/Warehouse Units

4000 sq ft to 20,000 sq ft

(371.60 to 1,858 sq m)

For Sale Freehold or To Let



LOCATION

Warminster is a large market and garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath. Serving a local population of 24,000 and a district population of 118,156 (Source: Census 2001). In addition to the resident population, a substantial garrison is based in Warminster. Rail communications are provided by a main-line station, which has a frequent service to London (Waterloo) and Bristol. Warminster is positioned on the A36/A350 intercept which links it to the A303 and South Coast. Salisbury (22 miles), Bath (18 miles) and Bristol (31 miles).

SITUATION

Warminster Business Park is situated to the south west of Warminster Town Centre with direct access to the Bath Road, within striking distance of the strategic junction of the A36 bypass and A350 with adjacent petrol filling station and Hotel.

Occupiers on the Business Park include Dents, Travis Perkins, Howden Joinery, NH Case, G & T Packaging, Junction 18 & Wiltshire Council.

DESCRIPTION

Plot B is a level site comprising 1.72 acres (0.72 ha) with access direct from Stephens Way, adjacent to Travis Perkins.

ACCOMMODATION

Proposed Units (Refer to site layout plan)

| | | | |
|--------|--------------|---------------|-------------|
| Unit A | 4,000 sq ft | (371.60 sq m) | Under Offer |
| Unit B | 5,000 sq ft | (464.50 sq m) | Under Offer |
| Unit C | 5,000 sq ft | (464.50 sq m) | |
| Unit D | 10,000 sq ft | (929.00 sq m) | |

Secure compound of 0.11 acres adjacent to Unit D.

TENURE

Freehold or New Lease (subject to terms and financial covenant strength).

PRICE/RENT

On application.

VAT

Price/rent subject to VAT.

SERVICES

All mains services are present in the adopted Estate Roads.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

Warminster Business Park has an established range of B1, B2 and B8 uses.

The proposed development is subject to obtaining detailed planning consent.

VIEWING

For further information please contact the agents:-

Philip Holford MRICS

Myddelton & Major

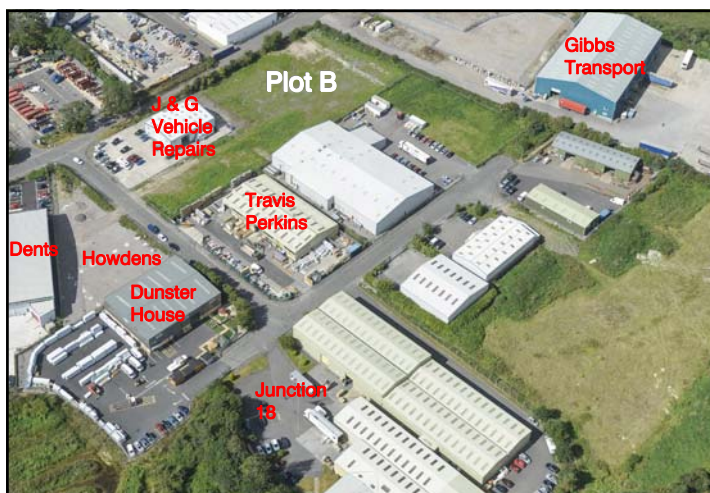
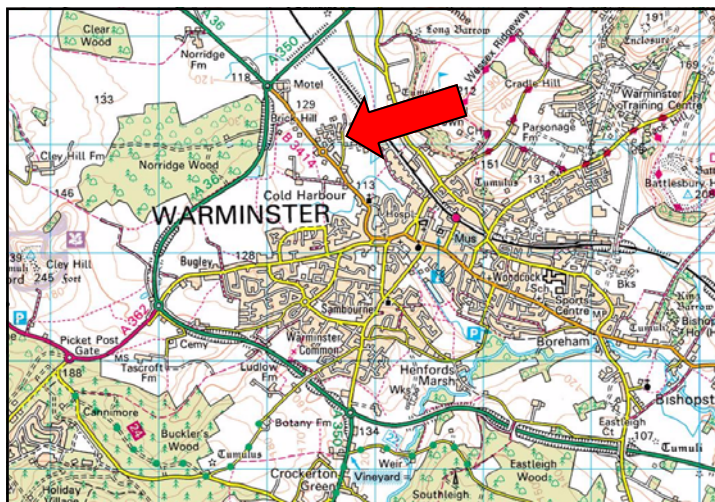
Tel: 01722 337577

Mob: 07909 555777

Email: philipholford@

myddeltonmajor.co.uk

Ref: PH/JW/17497-B



Regulated by the RICS.



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.

DISCLAIMER

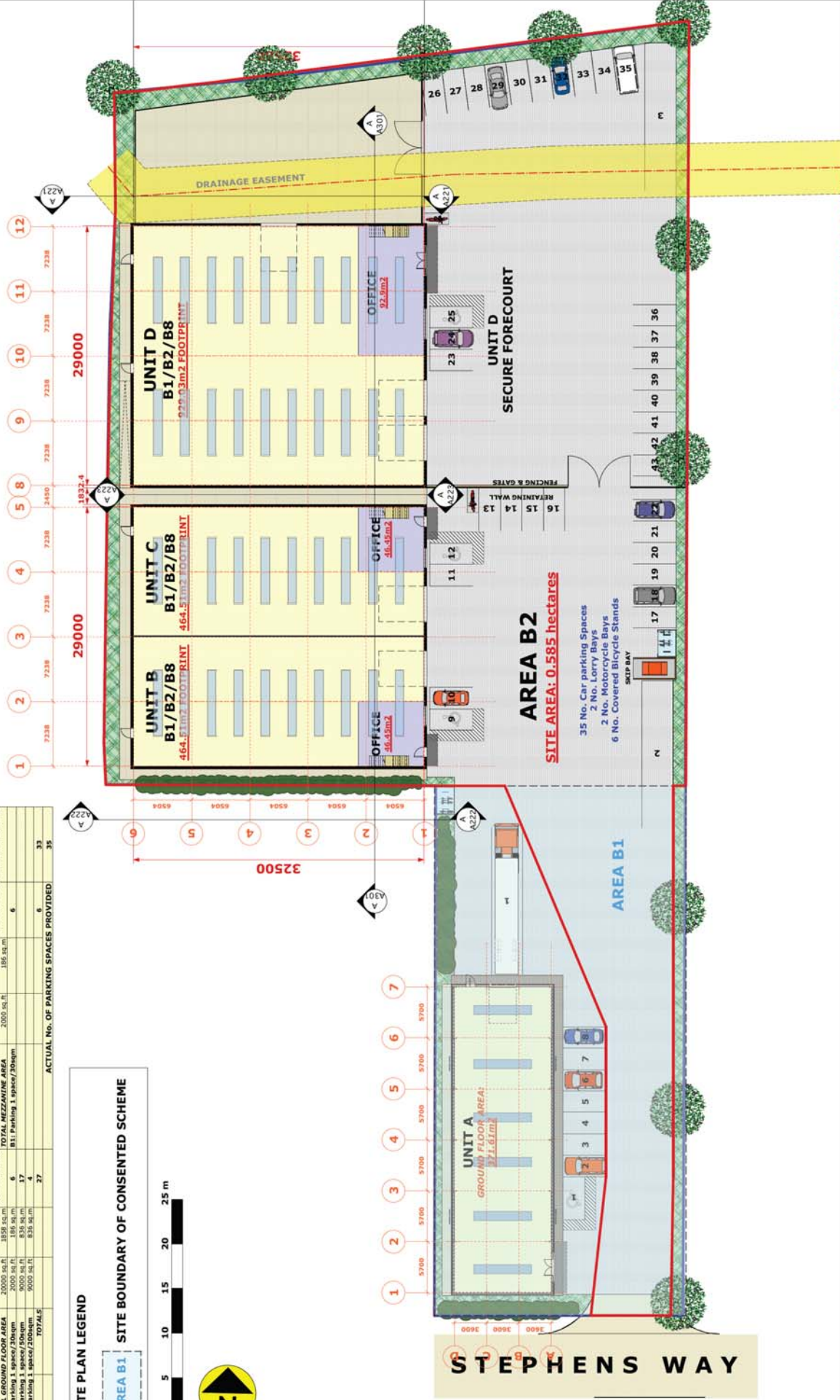
Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

| SCHEDULE OF AREAS & PARKING SPACES | | | | |
|---------------------------------------|-------------|----------------|-----------|------------|
| GROUND FLOOR AREA | | MEZZANINE AREA | | |
| AREA D1 | sq.ft | sq.ft | sq.m | FF PARKING |
| TOTAL GROUND FLOOR AREA | 20000 sq.ft | 1856 sq.m | 1856 sq.m | 6 |
| B1: Parking 1 space/20sqm | 2000 sq.ft | 1856 sq.m | 1856 sq.m | 6 |
| B1: Parking 1 space/20sqm | 2000 sq.ft | 1856 sq.m | 1856 sq.m | 6 |
| B1: Parking 1 space/20sqm | 2000 sq.ft | 1856 sq.m | 1856 sq.m | 6 |
| TOTALS | 20000 sq.ft | 1856 sq.m | 1856 sq.m | 6 |
| ACTUAL NO. OF PARKING SPACES PROVIDED | | | | 35 |

SITE PLAN LEGEND

AREA B1

SITE BOUNDARY OF CONSENTED SCHEME



A114B PLANNING ISSUE

REV A - 20.06.2017 - ROOFTOP LIGHT ARRANGEMENTS UPDATED
REV B - 20.06.2017 - ROOFTOP LIGHT ARRANGEMENTS UPDATED

| | |
|--------------------------------|---|
| DAVID BRAIN PARTNERSHIP | |
| ARCHITECTS | Ralph Allen's Town House, 2 Church Street, Bath, BA1 1NL. Tel: (01225) 46005 www.dbrain.co.uk |
| Job No: | 1165 |
| Project Name: | WARMINSTER BUSINESS PARK |
| Date: | MAY 2017 |
| Scale: | 1:200@A1 |
| Drawing No: | A114B |

**WARMINSTER BUSINESS PARK: AREA B2
BUSINESS UNITS DEVELOPMENT PROPOSAL
UNITS B, C & D: SITE PLAN WITH CONSENTED SCHEME - AREA B1 1:200@A1**