

**3 Main Street,  
West Wilts Trading Estate, Westbury,  
BA13 4JU**

Industrial/Warehouse

2160 sq ft

(200.66 sq m)

**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

West Wilts Trading Estate is situated approximately 1 mile from Westbury town centre and is the largest of the town's industrial estates. Covering around 165 acres, the Estate is home to a diverse range of national and local businesses.

## DESCRIPTION

The premises comprise a factory with attached office, WC's, forecourt and parking at rear. Access to the factory is via an electric roller shutter goods door. The premises has a height to eaves of 11' (3.35 m).

## ACCOMMODATION

Factory	1800 sq ft	(167.22 sq m)
Office	360 sq ft	( 33.44 sq m)

## LEASE TERMS

For a term of 3 years or longer by agreement, on a full repairing and insuring basis, subject to 3 yearly rent reviews. There is a service charge for the maintenance of common areas and facilities of the Estate. A variation to these lease terms may be available to suit your specific requirements, the rent may be adjusted to reflect this.

## RENT

£9,950 per annum exclusive.

## VAT

Rent and Estate charges will attract VAT.

## BUSINESS RATES

Rateable Value: £8,200.\*

Rates payable for year ending 31/03/20: £4,026.20.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

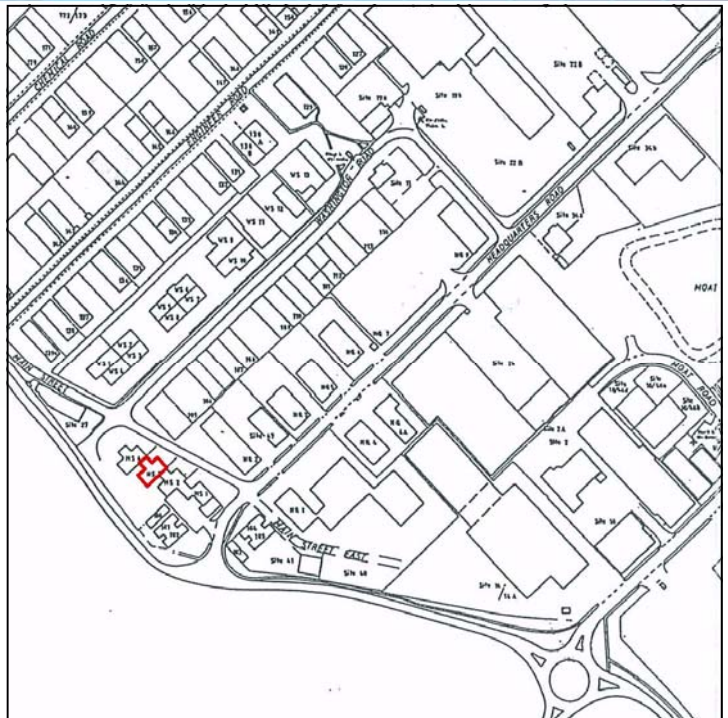
## SERVICES

Mains electricity and water are available. Drainage to Estate System.

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

## PLANNING

Interested parties should satisfy themselves as to the suitability of the planning permission for their proposed use. All enquiries should be directed to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JW  
Tel: 01225 776655.



## VIEWING

Strictly by appointment only.

Myddelton & Major

Estate Office

Quartermaster Road

West Wilts Trading Estate

Westbury

Wiltshire BA13 4JT

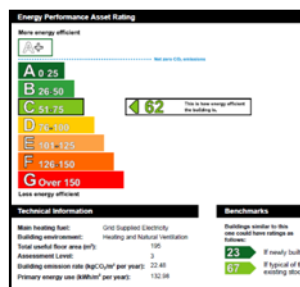
Tel: 01373 822260

Fax: 01373 823070

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

Ref: PS/JW/10243-86

## ENERGY PERFORMANCE



## 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

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