



**Unit 15  
Woodland Industrial Estate  
Westbury  
Wiltshire  
BA13 3QS**

**Mid-terrace Industrial / Warehouse Unit**

**Approximately 702.71 Sq M (7,564.01 Sq Ft)**

- **Located on an established Industrial Estate**
- **Good road/rail links**
- **Attractive open warehouse space**
- **Allocated parking**

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## LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units located close to Westbury's Town Centre and mainline railway station.

Westbury is a busy and expanding town with a population of approximately 15,000. It is located in West Wiltshire, with direct access onto the main A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

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## DESCRIPTION

Unit 15 is accessed from Eden Vale Road. The property is mid terrace and of steel portal frame construction. The building is made up of predominantly warehouse space with a small office at the front of the property.

The premises benefits from 4.62m eaves and a height to pitch of 7.11m. There is a roller door at the front of the property with a height of 4.34m and width of 4.31m.

The unit has the benefit of good open yard space with generous parking allocation plus a loading area.

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## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The estimated annual service charge for 22/23 is £2,860.57 per annum and the building insurance premium for 22/23 is £1,520.08 per annum (please note this excludes contents)

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## ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

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Unit 15	702.17 Sq M	7,564.01 Sq Ft
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## PLANNING

The property is currently used for storage however, prospective tenants are advised to make their own enquiries with Local Planning Authority, Wiltshire Council. Tel: 0300 456 0114 regarding their intended use.

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## TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

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## QUOTING RENT

£45,000 per annum, exclusive.

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## BUSINESS RATES

According to the Valuation Office Website the property will have a Rateable Value of £39,250 as of April 2023 and is described as a warehouse and premises making the estimated rates payable £20,096 per annum. However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

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## EPC

The property has been assessed as having an Energy Performance Asset Rating of 67— C.

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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## VAT

Figures are exclusive of VAT, if applicable.

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## VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.

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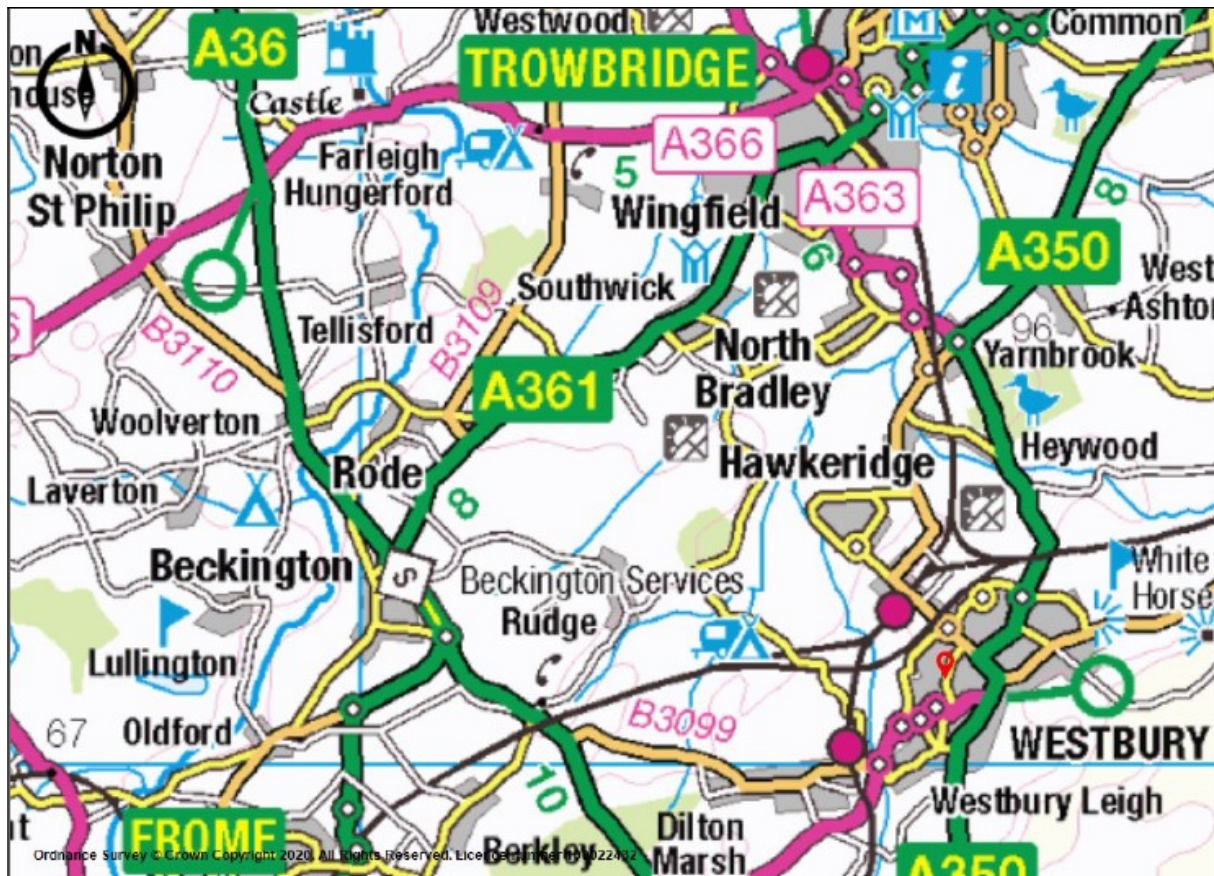
## SERVICES

Mains electricity supply will be connected however, any ingoing occupier must satisfy themselves independently as to the state and condition of the services. New electric vehicle charging points have just been installed at the estate for common use.

**SUBJECT TO CONTRACT**



FOR IDENTIFICATION PURPOSES ONLY



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## 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**