Myddelton&Major

TO LET



Industrial Unit on Well Located Trading Estate





Unit 10, White Hays South,
West Wilts Trading Estate, Westbury,
BA13 4JT

Industrial Unit

550 sq ft (51.10 sq m)

Location

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300. (Source 2021 Census). Trowbridge is approx. 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).

West Wilts Trading Estate is situated approximately one 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.

White Hays South is a development of 21 small industrial units on Quartermaster Road, the estate loop road.

Description

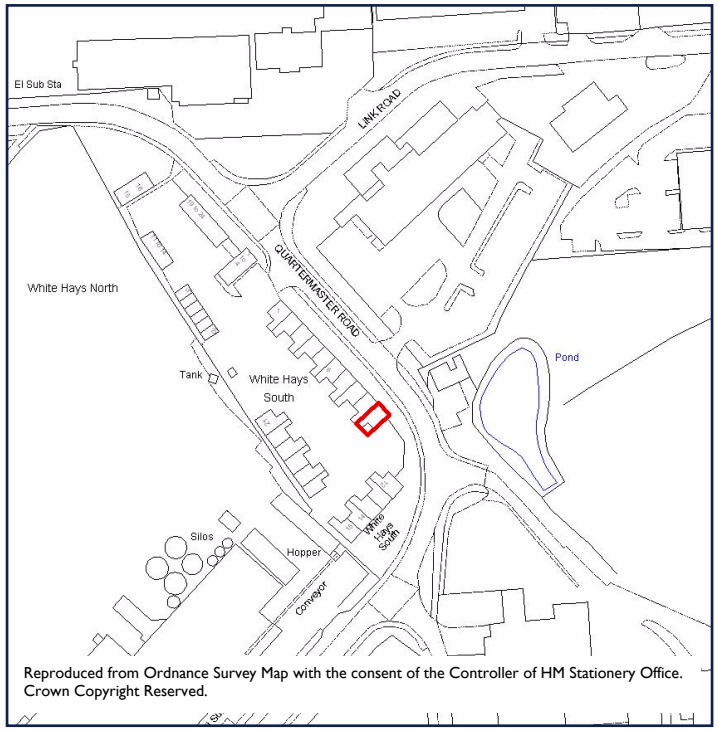
The property comprises an end of terrace industrial unit of steel portal frame construction, incorporating an integral office and WC. There is allocated outside space in front of the loading door to be used for loading and/or parking of one roadworthy vehicle.

Planning

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: 0300 456 0114.

Accommodation

Ground Floor	**550 sq ft**	(51.10 sq m)



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Lease Terms

A new full repairing and insuring lease for a term of 3 years, or longer by agreement. There is a service charge payable towards the maintenance of the common areas and facilities on the Estate.

Rent

£3,950 per annum exclusive.

VAT

VAT is payable on the rent and Estate Charges.

Business Rates

Rateable Value: £3,850.*

Rates payable for year ending 31/03/25: £1,921.15.**

*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. Estate water and drainage to the 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.

Energy Performance

The property has an EPC rating of B49.

Viewing

Strictly by appointment only.

Myddelton & Major
Estate Office
19-24 White Hays North
Quartermaster Road
West Wilts Trading Estate
Westbury
BA13 4JT

Tel: 01373 822260
Email: wwte@myddeltonmajor.co.uk

Ref: PS/EDB/JW/10243-314

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

Disclaimer

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