Myddelton&Major

TO LET



Modern Warehouse Unit on Popular Business Park





Unit W20, The Swan Business Centre,
Stephens Way, Warminster, BA12 8GH

Modern Warehouse Unit

1000 sq ft (92.90 sq m)

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 18,200 approx. and a county population of 510,300 (Source: 2021 Census) In addition to the resident population, a substantial garrison is based in Warminster.

Warminster Business Park is situated on the south west of Warminster town centre, with direct access to the Bath Road, which is within striking distance of the strategic junction with the A36 Bypass and A350 and adjacent hotel (Travelodge) and petrol filling station. Major occupiers on the Business Park include Dents, N H Case, G & T Packaging, Half Moon Bay, Travis Perkins, Howden Joinery, Screwfix and Wiltshire Council.

Description

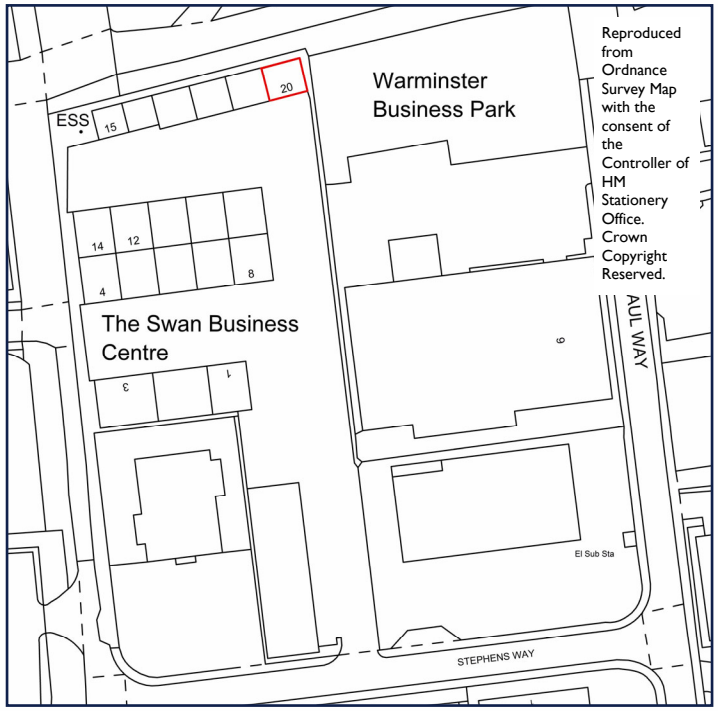
The property comprises a modern end terrace industrial/warehouse constructed in 2020. The building is of steel portal frame construction with composite panel elevations and roof. Internally the accommodation is over two floors with a warehouse/workshop with DDA compliant WC and a kitchenette at ground floor, with additional storage provided by way of a first floor mezzanine. The mezzanine could be converted into office accommodation, subject to the relevant consents.

The property is accessed by a full height insulated sectional loading door and pedestrian door in the front elevation.

Externally there is a tarmacadam forecourt providing loading access and 2 allocated parking spaces.

Planning

The development has planning for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses under Planning Ref: 17/05947/FUL. 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	**750 sq ft**	(69.67 sq m)
First Floor	**250 sq ft**	(23.22 sq m)
Total	**1000 sq ft**	**(92.90 sq m)**

Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

Rent

£10,000 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £5,900.*

Rates payable for year ending 31/03/26: £2,944.10.**

*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, water and drainage available.

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 B27.

Agents Note

We confirm the landlord is related to one of the partners of this practice.

Viewing

Strictly by appointment only.

Ref: GM/JW/17497-B-W20

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

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.