Myddelton&Major

TO LET



Prominent Position
Established Trading Estate





Unit 7, Rockhaven Business Centre,
Commerce Close, West Wilts Trading
Estate, Westbury, BA13 4FZ

Modern Industrial/Warehouse Unit

2500 sq ft (232.25 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).

The West Wilts Trading Estate is 1 mile approx. from Westbury town centre. Comprising around 165 acres with 1.5 million square feet of employment space, including occupiers such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Copart, WH Kemp, Screwfix and many others.

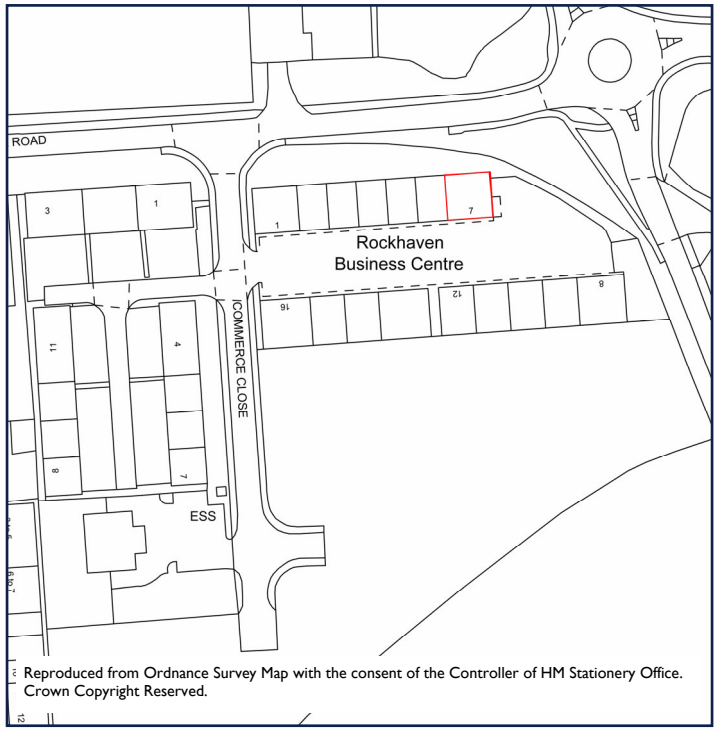
Description

Rockhaven Business Centre comprises a two phase development of 36 units with planning consent for B1, B2 & B8 use. The units have been constructed to a high specification with each comprising the following features:-

- Clearspan steel portal frame with minimum eaves height of 5.1 m.
- Merlin grey insulated roof and wall cladding.
- Smooth finish power floated concrete floor with loading 20 kn/sq m.
- Insulated sectional up and over loading door 3 m wide by 3.2 m high.
- LED warehouse and under mezzanine lighting.
- Mezzanine floor for storage, loading capacity 3.5 kn/sq m.
- DDA compliant WC.
- BT fibre to premises, FTTP connection.
- 3 phase power, mains water and gas available for connection.
- 4 car parking spaces (No's 15-18 inc).

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

Services

Mains electricity (3 phase), 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.

Accommodation

Ground Floor	**1875 sq ft**	(174.19 sq m)
First Floor	**625 sq ft**	(58.06 sq m)
Total	**2500 sq ft**	**(232.25 sq m)**

Lease Terms

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

Rent

£20,000 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £12,500*

Rates payable for year ending 31/03/25: £6,237.50**.

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

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

Energy Performance

The property has an EPC rating of A23.

Agent's Note

Our client may consider a sale of the freehold subject to terms.

Viewing

Strictly by appointment only.

Ref: PH/JW/10243-RBC-7

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.