





TO LET

Modern Industrial/Warehouse/Office Unit
1891 sq ft (175.67 sq m)

- Mide Terrace, Built 2020
- Near Screwfix
- Quality Fitted Offices at Ground & First Floor
- 3 Allocated Parking Spaces
- Minimum Eaves Height 5.1 m
- FTTP Broadband Available

Rockhaven Business Centre, Westbury

Unit 2, Rockhaven Business Centre, Commerce Close, West Wilts Trading Estate, Westbury, BA13 4FZ

Myddelton & Major™

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

The property is a mid-terraced industrial/warehouse and office unit of steel portal frame construction with insulated profile steel elevations and roof. Internally, the accommodation is set out over two floors, with a reception office, warehouse/workshop and welfare facilities at ground floor and well-appointed office accommodation at first floor. Externally, there is a tarmacadam surfaced forecourt that provides loading access and parking. There are 3 allocated parking spaces.

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	**1261 sq ft**	(117.17 sq m)
First Floor		
Offices	**630 sq ft**	(68.52 sq m)
Total	**1891 sq ft**	**(175.67 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

£18,000 per annum exclusive.

VAT

VAT is payable on the rent.

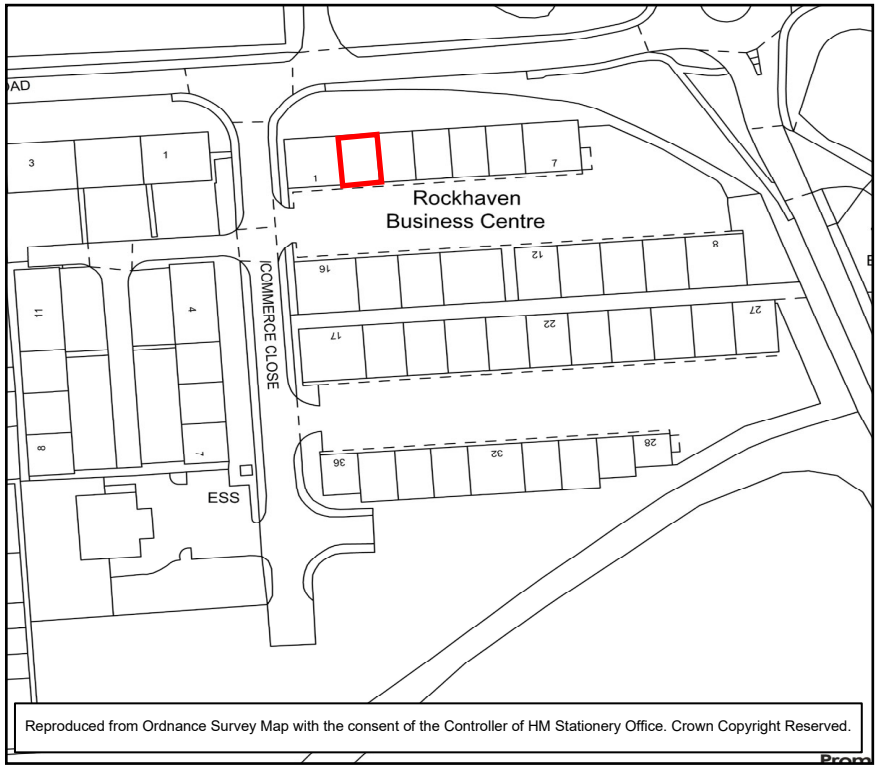
BUSINESS RATES

Rateable Value: £9,900.*

Rates payable for year ending 31/03/26: £4,940.10.**

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

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



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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.

ENERGY PERFORMANCE

The property has an EPC rating of A23.

AGENTS NOTE

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

VIEWING

Strictly by appointment only.

Ref: GM/JW/10243-RBC-2

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.

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