

# ROCKHAVEN BUSINESS CENTRE

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

50%  
SOLD



FOR SALE - READY NOW FOR OCCUPATION

NEW DEVELOPMENT OF 20 BUSINESS/WAREHOUSE UNITS FROM 1125SQFT TO 3000SQFT



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury with a population of 14,709; West Wiltshire has a district population of 127,900 (Source: 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via the A350/A36 to Bristol and Salisbury, A350/A361 to Trowbridge, with Chippenham and the M4 15 miles. Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

## SITUATION

West Wilts Trading Estate is situated 1 mile from Westbury town centre and is the largest of the town's industrial estates, comprising around 165 acres. The Estate provides 1.5 million sq ft of employment space housing a wide range of businesses including Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Coparts, W H Kemp, amongst many others.

Rockhaven Business Centre is a two phase development occupying a prominent position on the Estate, fronting Link Road, which has direct access to the main roundabout on Hawkeridge Road and directly links to the A350. Phase 2 comprises 20 units with planning consent for B1, B2 and B8 uses and provides brand new high quality warehouse/industrial units from 1125 sq ft to 3000 sq ft.

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## UNIT FLOOR AREAS

Unit No.	Ground Floor	First Floor	Total	Parking
<b>Block D</b>				
17	2250 sq ft	750 sq ft	<b>3000 sq ft</b>	4
18	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
19	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
20	1500 sq ft	500 sq ft	<b>2000 sq ft</b>	3
21	1500 sq ft	500 sq ft	<b>2000 sq ft</b>	3
22	1500 sq ft	500 sq ft	<b>2000 sq ft</b>	3
23	1500 sq ft	500 sq ft	<b>2000 sq ft</b>	3
24	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
25	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
26	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
27	1500 sq ft	750 sq ft	<b>2250 sq ft</b>	3
<b>Block E</b>				
28	750 sq ft	375 sq ft	<b>1125 sq ft</b>	1
29	1000 sq ft	500 sq ft	<b>1500 sq ft</b>	2
30	1250 sq ft	625 sq ft	<b>1875 sq ft</b>	3
31	1250 sq ft	625 sq ft	<b>1875 sq ft</b>	3
32	1875 sq ft	625 sq ft	<b>2500 sq ft</b>	4
33	1250 sq ft	625 sq ft	<b>1875 sq ft</b>	3
34	1250 sq ft	625 sq ft	<b>1875 sq ft</b>	3
35	1250 sq ft	625 sq ft	<b>1875 sq ft</b>	3
36	1000 sq ft	500 sq ft	<b>1500 sq ft</b>	2

## UNIT HEIGHTS

Mono pitch roof heights to under side of cladding:

### BLOCK D

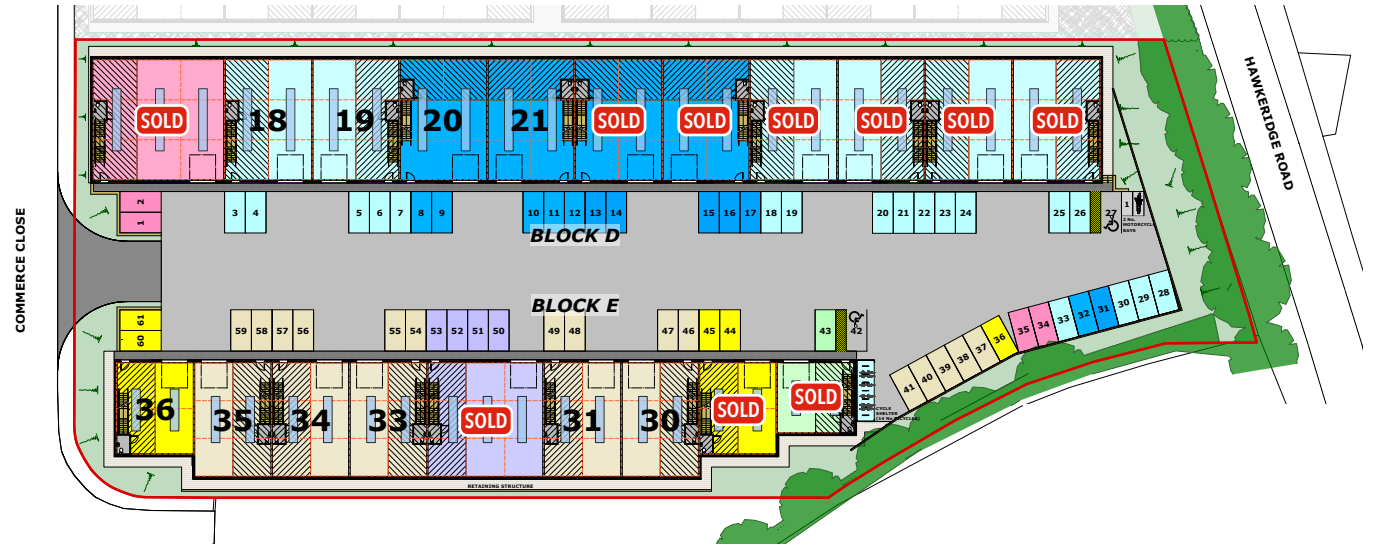
All units 6.63m (max), 5.45m (min)

### BLOCK E

Unit no. 29 and 36 6.56m (max), 5.68m (min)

Unit no. 30 - 35 6.56m (max), 5.45m (min)

Unit no. 28 6.56m (max), 5.89m (min)



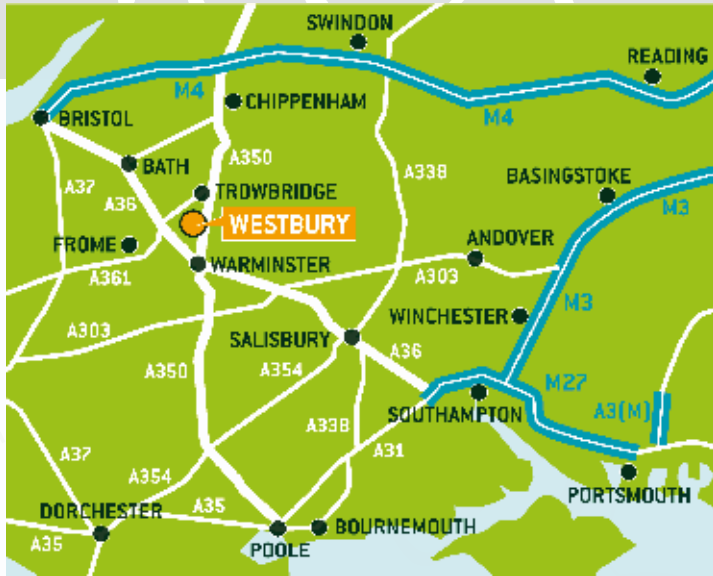
## SPECIFICATION

- Clearspan steel portal frame.
- Merlin Grey insulated roof and wall cladding.
- Multi wall poly carbonate roof lights.
- Buff brickwork panels and double glazed aluminium doors and windows at ground floor.
- Smooth finished power floated concrete floor.
- Sectional overhead insulated colour coated steel loading door 3 m wide by 3.2 m high.
- Recessed LED light over loading door and internal lighting.
- 38 mm HD timber boarded first floor and structural steel frame accessed via 1.2 m wide timber staircase.
- DDA compliant WC.
- Floor loading, ground floor 20 kn/sq m; first floor 3.5 kn/sq m.
- 3 phase power.
- Mains water and drainage available for connection.
- BT fibre to premises FTTP available for connection.
- Allocated car parking.

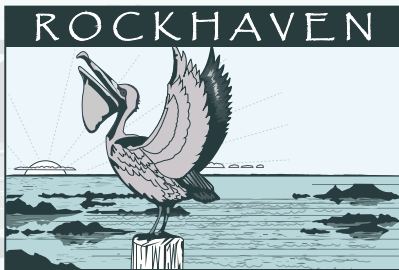
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## LOCATION PLANS



Another Development by:



### Tenure

Freehold.

### Service Charge

There will be a service charge payable towards the upkeep and maintenance of the common areas of Rockhaven Business Centre and West Wilts Trading Estate.

### VAT

Price subject to VAT.

### Business Rates

To be assessed.

### Planning

Planning consent has been granted for uses within B1 (light industrial/office) B2 (general industrial) and B8 (storage/distribution)

### Energy Performance

Energy Performance Certificates will be supplied on practical completion of the development.

### Viewing

Strictly by appointment through the agent.

### Philip Holford

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#### 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](http://www.rics.org).

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

Unit	Ground Floor	First Floor (sq ft)	Total (sq ft)	Quoting Price (Exclusive of VAT)
<b>Block D</b>				
17	2250	750	3000	<b>SOLD</b>
18	1500	750	2250	<b>£285,000</b>
19	1500	750	2250	<b>£285,000</b>
20	1500	500	2000	<b>£267,500</b>
21	1500	500	2000	<b>SOLD</b>
22	1500	500	2000	<b>SOLD</b>
23	1500	500	2000	<b>SOLD</b>
24	1500	750	2250	<b>SOLD</b>
25	1500	750	2250	<b>SOLD</b>
26	1500	750	2250	<b>SOLD</b>
27	1500	750	2250	<b>SOLD</b>
<b>Block E</b>				
28	750	375	1125	<b>SOLD</b>
29	1000	500	1500	<b>SOLD</b>
30	1250	625	1875	<b>£235,000</b>
31	1250	625	1875	<b>£235,000</b>
32	1875	625	2500	<b>SOLD</b>
33	1250	625	1875	<b>£235,000</b>
34	1250	625	1875	<b>£235,000</b>
35	1250	625	1875	<b>£235,000</b>
36	1000	500	1500	<b>SOLD</b>

- Schedule to be read in accordance with our brochure.
- Measurements quoted on a Gross Internal Area basis, according to the architect's plans.
- **Price subject to VAT.**

Ref: PGH/GM/JW/10243-RBC

**Myddelton & Major LLP**

Chartered Surveyors & Estate Agents

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