



**4 Brook Lane Trading Estate
Westbury
Wiltshire
BA13 4EP**

**Detached industrial building with yard.
Approximately 13,808 SqFt (1,283 SqM)**

- **Rare freehold opportunity.**
- **Established industrial location.**
- **Generous yard areas.**
- **Potential to subdivide.**
- **Excellent office accommodation.**
- **Fenced self contained site.**

LOCATION

The warehouse is located in Westbury, Wiltshire in an established industrial location, close to West Wilts Trading Estate. It is highly accessible being just over a mile from the A350 which connects the M4 to the north & Poole to the south.

The site is accessed from Brook Lane. Other nearby occupiers include Savencia, Arla, Welton Bibby & Baron, Aston Barclay and Dreamworks Beds

DESCRIPTION

The property consists of a detached industrial building of steel portal frame construction which has been extended.

The warehouse has the benefit of four roller shutter doors, a mezzanine floor to provide additional storage if required, LED lighting throughout and an eaves height of 5.5M.

A range of high specification offices with central heating suspended ceilings, integral lighting and customer facing reception area with excellent welfare facilities are located to the side at ground floor level.

Externally there is a good yard area for turning and circulation with a perimeter fence and gated access.

SERVICES

Prospective purchasers are advised to make their own enquiries in respect of the availability and capacity of services.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice . The following areas have been calculated:

	Sq M	Sq Ft
Warehouse	704.5	7,583
Mezzanine	422.0	4,543
Offices	156.4	1,684
Total	1,283	13,810

TERMS

The freehold of the property is available to purchase or to rent on a full repairing and insuring lease.

GUIDE PRICE/ QUOTING RENT

Guide Price £975,000 or To Let at £75,000 per annum exclusive.

BUSINESS RATES

Please apply to the agents for more information. Prospective occupiers should make their own enquiries with the local billing authority Wiltshire Council businessrates@wiltshire.gov.uk

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

An EPC has been commissioned and the certificate is awaited.

PLANNING

The most recent use of the premises was manufacturing with warehouse and offices.

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Email: developmentmanagement@wiltshire.gov.uk

Tel: 0300 346 0114

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

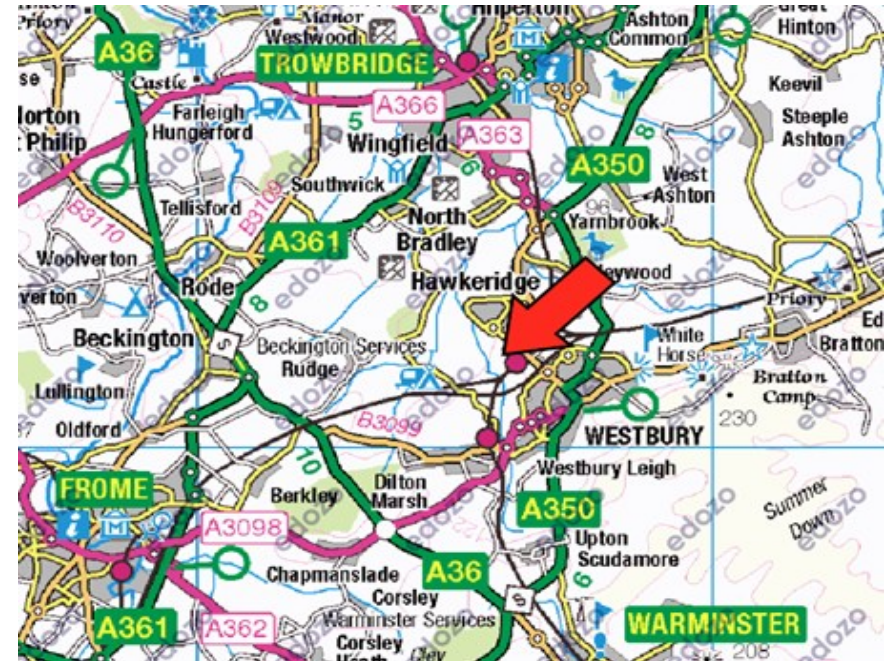
VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

ANTI MONEY LAUNDERING

We are legally required to carry out due diligence checks on all purchasers and tenants once heads of terms are agreed. These checks include verifying identity and residential address (e.g., passport, driving licence, utility bill). For corporate purchasers or tenants, any individual owning more than 25% of the entity must provide the same documentation

SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

February 2026

Carter Jonas