

ROCKHAVEN BUSINESS CENTRE

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

70%
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
Block D				
17	2250 sq ft	750 sq ft	3000 sq ft	4
18	1500 sq ft	750 sq ft	2250 sq ft	3
19	1500 sq ft	750 sq ft	2250 sq ft	3
20	1500 sq ft	500 sq ft	2000 sq ft	3
21	1500 sq ft	500 sq ft	2000 sq ft	3
22	1500 sq ft	500 sq ft	2000 sq ft	3
23	1500 sq ft	500 sq ft	2000 sq ft	3
24	1500 sq ft	750 sq ft	2250 sq ft	3
25	1500 sq ft	750 sq ft	2250 sq ft	3
26	1500 sq ft	750 sq ft	2250 sq ft	3
27	1500 sq ft	750 sq ft	2250 sq ft	3
Block E				
28	750 sq ft	375 sq ft	1125 sq ft	1
29	1000 sq ft	500 sq ft	1500 sq ft	2
30	1250 sq ft	625 sq ft	1875 sq ft	3
31	1250 sq ft	625 sq ft	1875 sq ft	3
32	1875 sq ft	625 sq ft	2500 sq ft	4
33	1250 sq ft	625 sq ft	1875 sq ft	3
34	1250 sq ft	625 sq ft	1875 sq ft	3
35	1250 sq ft	625 sq ft	1875 sq ft	3
36	1000 sq ft	500 sq ft	1500 sq ft	2

UNIT HEIGHTS

Mono pitch roof heights to under side of cladding:

BLOCK D

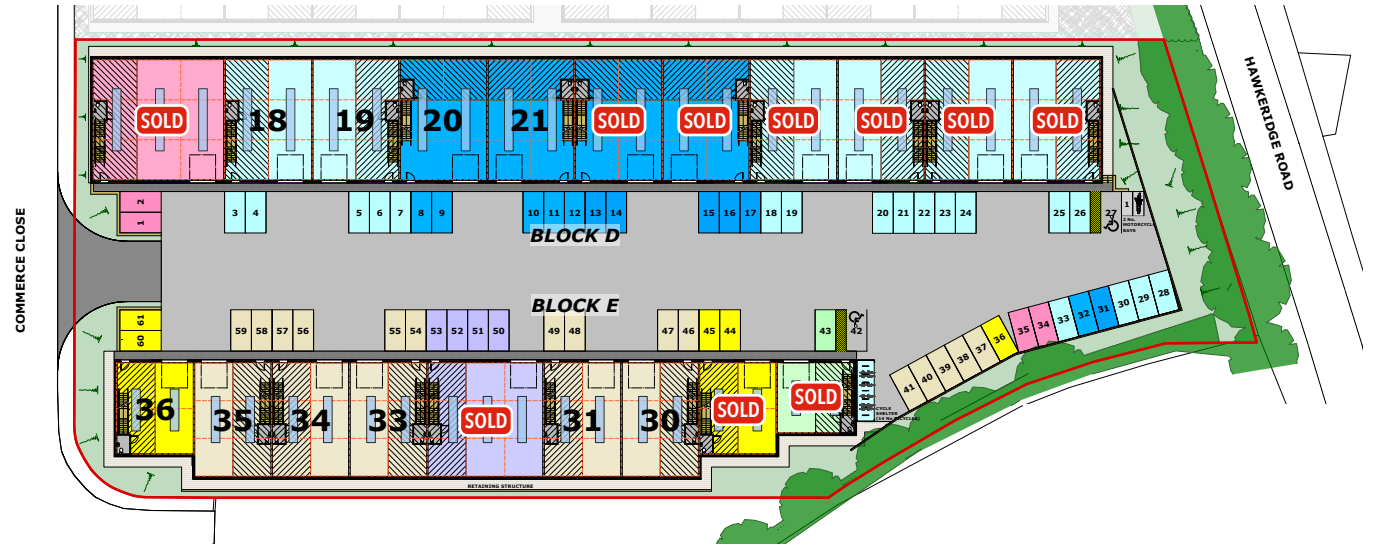
All units 6.63m (max), 5.45m (min)

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)



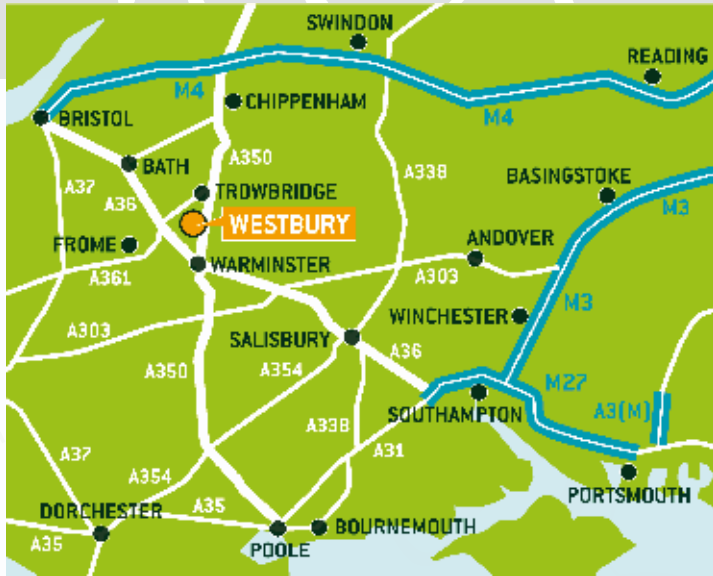
SPECIFICATION

- 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.

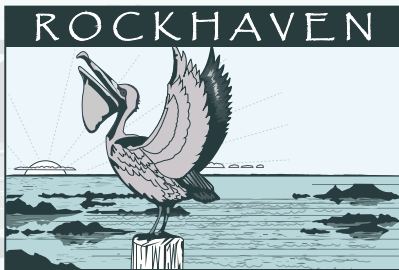
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LOCATION PLANS



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.

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Disclaimer Notice

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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.

**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)
Block D				
17	2250	750	3000	SOLD
18	1500	750	2250	£285,000
19	1500	750	2250	£285,000
20	1500	500	2000	SOLD (STC)
21	1500	500	2000	SOLD
22	1500	500	2000	SOLD
23	1500	500	2000	SOLD
24	1500	750	2250	SOLD
25	1500	750	2250	SOLD
26	1500	750	2250	SOLD
27	1500	750	2250	SOLD
Block E				
28	750	375	1125	SOLD
29	1000	500	1500	SOLD
30	1250	625	1875	£235,000
31	1250	625	1875	£235,000
32	1875	625	2500	SOLD
33	1250	625	1875	£235,000
34	1250	625	1875	SOLD (STC)
35	1250	625	1875	SOLD (STC)
36	1000	500	1500	SOLD

- 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

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