



TO LET

Office Suites
From 151 sq ft (14.02 sq m)

- Easily Accessible
- Sensibly Priced Rents
- Flexible Lease Terms Available
- On Site Property Manager

Station Road, Westbury

Wessex House, 40 Station Road, Westbury, BA13 3JN

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 property is situated on Station Road 0.5 miles north west of the town centre, adjacent to Westbury's Railway Station and the established industrial areas of Brook Lane, Northacre Industrial Park and West Wilts Trading Estate.

DESCRIPTION

Wessex House is a purpose built 3 floor office complex built in the 1960's.

The property comprises circa 30 office suites of various sizes over 3 floors with complimenting welfare facilities.

Each suite is neutrally decorated with carpeted floors, gas heating and lighting.

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.

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.

ACCOMMODATION

Suite No.	Floor Area Sq Ft/(Sq M)	Rent (£/pcm) (Service Charge £/pcm)
Ground Floor		
Office A	376 (34.95)	£297.77 (£246.60)
Office C	420 (39.02)	£332.50 (£275.45)
Second Floor		
Office 2D	306 (28.42)	£206.04 (£200.69)
Office 2E	451 (41.89)	£303.68 (£295.78)
Office 2F	151 (14.02)	£101.67 (£99.03)

LEASE TERMS

Individual suites are available for a minimum term of 12 months with rents starting from £8.00 per sq ft payable monthly in advance. An appropriate deposit may be required.

Each suite will be subject to a service charge (please enquire for further information). All rents and service charges will be subject to VAT at the prevailing rate.

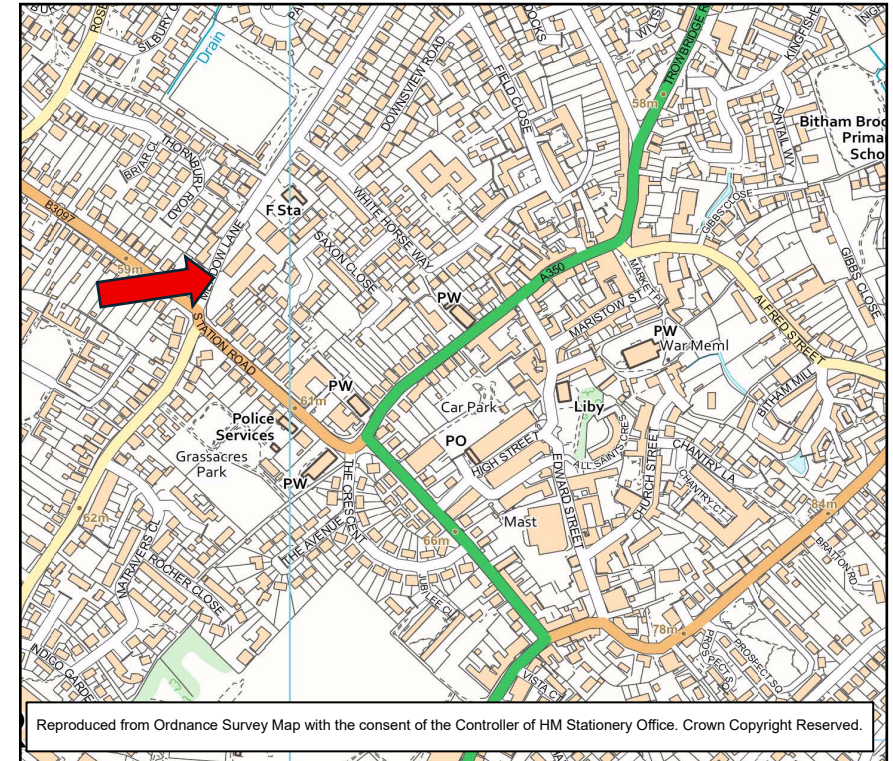
RENT

Refer to schedule above.

VAT

VAT is payable on the rent and service charge.

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.



BUSINESS RATES

To be assessed.*

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

SERVICES

Mains electric, gas, water and drainage available. Broadband for individual suites to be arranged by the occupier.

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 D80.

VIEWING

Strictly by appointment only.

Ref: GM/JW/20003

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