



### TO LET

Industrial/Warehouse/Showroom  
Premises  
1983 sq ft (184.22 sq m)

- Modern End of Terrace Double Unit
- Popular Business Centre Location
- Would Suit a Variety of Uses  
Including Storage, Showroom & Light  
Industrial Functions
- Clear Span Accommodation with  
Minimum Eaves Height 5.85 m
- Allocated Parking

## Oakfield Business Centre, Westbury

Unit 18./19, Oakfield Business Centre, Northacre Industrial Park, Stephenson Road, Westbury, BA13 4WF



## 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 Northacre Industrial Park is located on the south-western edge of the town of Westbury and has access via Storridge Road. It lies directly opposite the well-established 174 acre West Wilts Trading Estate and nearby the town's mainline Railway station. Northacre Industrial Park is a development of approximately 60 acres of industrial land, housing a range of occupiers including Royal Mail, Arla, Techprep, Hills Group and a range of other occupiers.

## DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse of steel portal frame construction with insulated profile steel clad elevations and roof. The floor is of concrete construction and the minimum eaves height is 5.85 m.

Internally, there is a DDA compliant WC and office. Access is provided by two sectional loading doors 2.9 m wide x 4 m high and two pedestrian doors, all in the property's front elevation. Externally there is a surfaced forecourt that provides loading access and parking.

**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.

## PLANNING

The development has consented planning for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. 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, Bythsea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

## ACCOMMODATION

Ground Floor **1983 sq ft** (184.22 sq m)

## TENURE

Assignment.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## LEASE TERMS

The property is available by way of an assignment or sub-letting of the existing full repairing and insuring lease, which is for a term of 6 years from 14 February 2023. The lease includes a tenant's option to break (now expired) and rent review at the end of the 3<sup>rd</sup> year.

A new lease may be available by separate negotiation from the landlord.

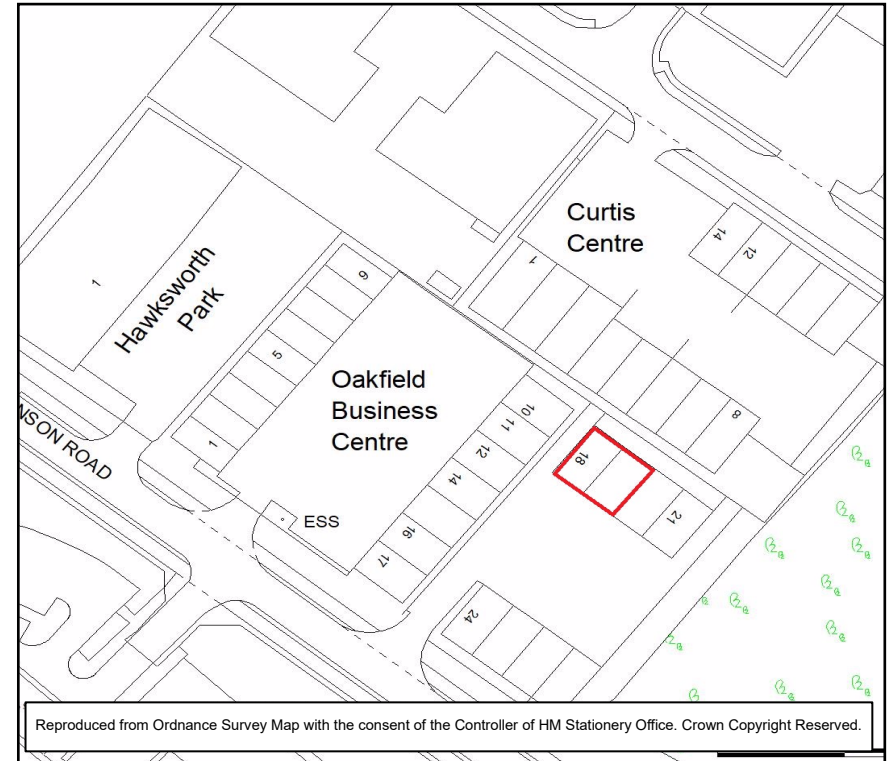
## RENT

The current passing rent is £16,000 per annum exclusive.

## VAT

VAT is payable on the rent.

**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).



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## BUSINESS RATES

Rateable Value: £17,750.\*

Rates payable to year ending 31/03/27: £7,668.

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

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

## 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 C61.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/17019-18/19

**Disclaimer** Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.