



### TO LET

Modern Industrial/Warehouse Unit  
2250 sq ft (209.03 sq m)

- West Wiltshire Largest Industrial Estate
- Situated on one of Wiltshire's Provincial Trading Estates
- Minimum Eaves Height 5.1m
- Floor Loading Ground Floor 20 kn/m and First Floor 3 kn/m
- FTTP Broadband Connection
- Allocated Parking

## Rockhaven Business Centre, Westbury

Unit 18, Rockhaven Business Centre, Commerce Close, West Wilts Trading Estate, Westbury, BA13 4FZ



## 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 West Wilts Trading Estate is 1 mile approx. from Westbury town centre. Comprising around 165 acres with 1.5 million square feet of employment space, including occupiers such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Copart, WH Kemp, Screwfix and many others.

Rockhaven Business Centre is a modern development of 36 units made up of 2 phases with the most recent phase being completed in 2023. It is situated on the outskirts of West Wilts Trading Estate conveniently positioned close to the Hawkeridge round about entrance.

## ACCOMMODATION

Ground Floor	<b>1500 sq ft</b>	(139.35 sq m)
First Floor	<b>750 sq ft</b>	( 69.68 sq m)
<b>Total</b>	<b>2250 sq ft</b>	<b>(209.03 sq m)</b>

**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.

## DESCRIPTION

The property comprises a modern mid terrace industrial / warehouse unit of portal frame construction with insulated profile steel elevations and roof.

The floor is of power floated concrete construction and access is provided by a pedestrian and sectional loading door.

Internally there is a DDA compliant WC and developer installed mezzanine floor.

Externally there is a surfaced forecourt that provides loading access and parking. The unit has 3 allocated parking spaces.

## PLANNING

The development has planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses under Planning Ref No: 18/6025/FUL, with no hours restrictions. 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.

## LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the maintenance and upkeep of the common areas of the Estate.

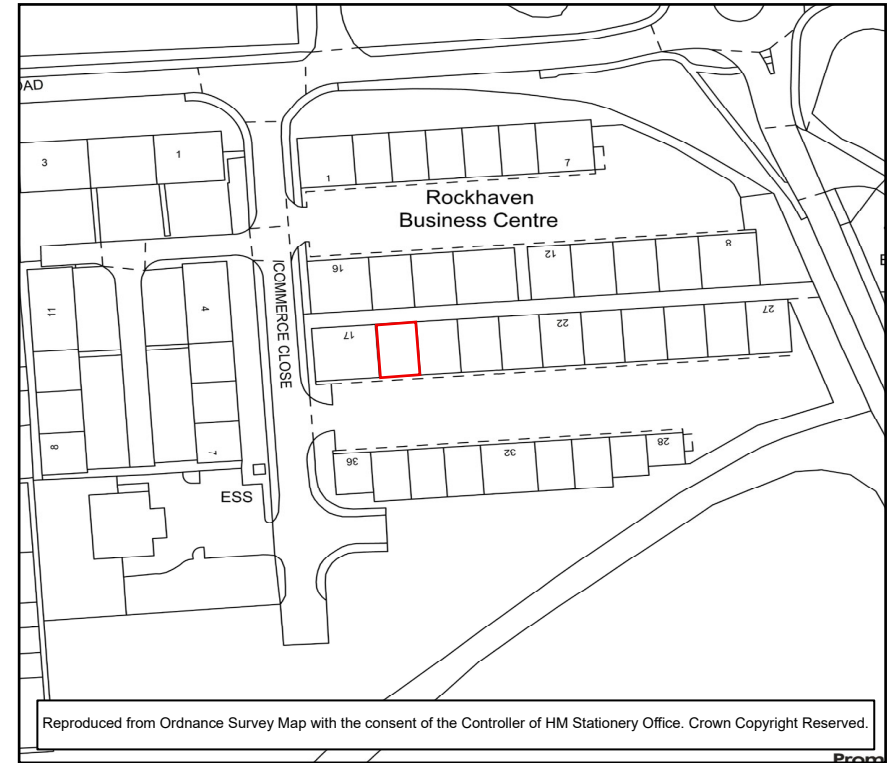
## RENT

£17,800 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).



## BUSINESS RATES

To be assessed.\*

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

## SERVICES

Mains electricity (3 phase), water, drainage and FTTP broadband 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 A18.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/10243-RBC

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