



TO LET

Modern Industrial/Warehouse Units
1875 to 3750 sq ft
(174.19 to 348.38 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

Units 30 & 31, 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

Unit 30

Ground Floor	1250 sq ft	(116.31 sq m)
First Floor	625 sq ft	(58.06 sq m)
Total	1875 sq ft	(174.19 sq m)

Unit 31

Ground Floor	1250 sq ft	(116.31 sq m)
First Floor	625 sq ft	(58.06 sq m)
Total	1875 sq ft	(174.19 sq m)

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 units comprise two mid terrace industrial warehouse units of steel portal frame construction with insulated profile steel elevations and roof. The floor is concrete construction and access is provided by a pedestrian and sectional up and over loading door 3m (w) x 3.2m (h).

Internally there is a DDA compliant WC and a structural mezzanine floor.

Externally there is a surfaced forecourt that provides loading access and allocated parking.

Each unit has 3 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.

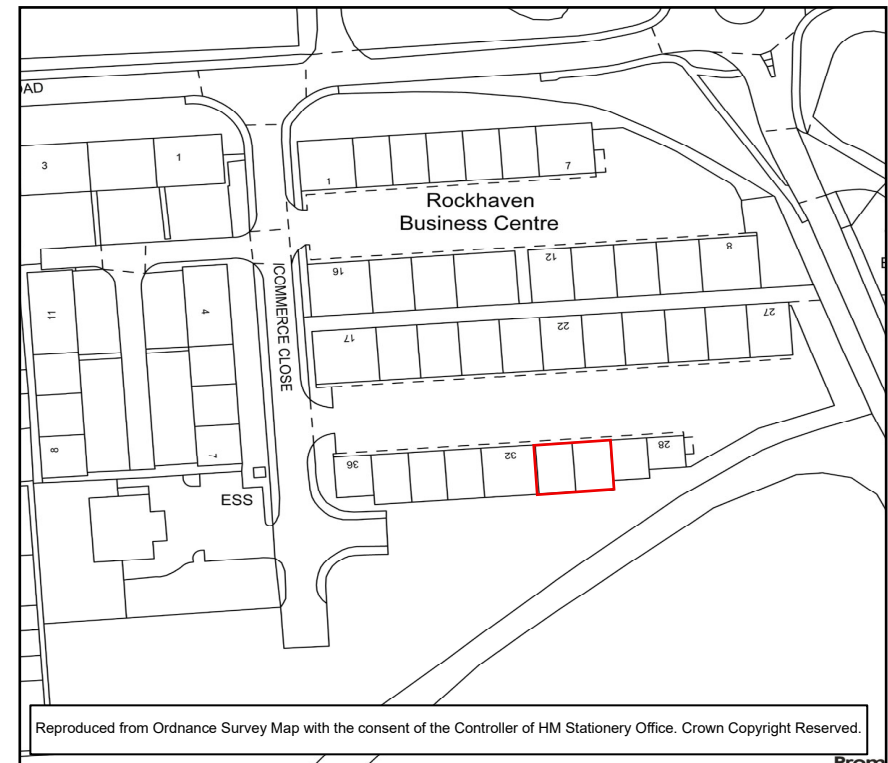
RENT

Unit 30 -	Under Offer
Unit 31 -	£14,850 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.



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

Unit 30 has an EPC rating of A20.

Unit 31 has an EPC rating of A19.

VIEWING

Strictly by appointment only.

Ref: GM/JW/10243-RBC

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.