Carter Jonas

Chemical Road
West Wilts Trading Estate
Westbury
Wiltshire
BA13 4JN

Detached Industrial/Warehouse Unit With Offices & Yard

Approximately 4,663.91 Sq M (50,202 Sq Ft)

- **Self Contained**
- **Located On Popular & Established Trading Estate**
- **Excellent Eaves Height**
- **Secure Yard**

LOCATION

The property is located to the north west of Westbury. Westbury has good road links via the A350 & A36 to Bath (20 miles), Bristol (33 miles) and Salisbury (27 miles) and a mainline railway station to London Paddington and Bristol. 13 Chemical Road is situated on the West Wilts Trading Estate fronting Chemical Road and backing on to Victory Road. The very well established and popular estate is home to a number of well-known occupiers such as Tuffnells, Arla (Westbury Dairies), Taylor Davis, Welton Bibby and Baron and Copart.

DESCRIPTION

The property comprises a steel portal framed self-contained detached industrial building with part brick block and steel clad elevations under a steel clad roof incorporating roof lights. The unit is arranged in a series of bays with administrative offices and mezzanine storage areas. The main warehouse areas were constructed in 1982 with the most recent addition in 2001.

The warehouse element benefits from good eaves heights of 6.6-7.24m and a height to pitch of 8.7m, concrete floors, and halogen lighting. All the loading doors are electrically operated. The main loading door, which provides access to the forecourt at the front, is 5.42m high x 4.7m wide. The building is well configured with offices and WCs at either end of the building. The main administrative offices are fitted with air conditioning units and have double glazed windows, suspended ceilings with integral lighting, carpets, and male and female WCs. A kitchen/canteen area is situated on the second floor with laminate flooring.

Externally, there is a gravelled forecourt area fronting Chemical Road and a fenced yard to the side with a gated entrance.

TERMS

The long leasehold interest of the property is available to purchase. Alternatively, the property is available to rent on a full repairing and insuring lease on terms to be agreed.

QUOTING PRICE/RENT

Quoting price and rent on application.

ACCOMMODATION

The property has been measured on a gross internal area basis and the approximate floor areas are calculated below:

ACCOMMODATION	Sq M	Sq Ft
Warehouse	4,044.23	43,532
Administrative Offices	339.12	3,650
Mezzanine	280.56	3,020
TOTAL	4,663.91	50,202

SERVICE CHARGE

The property is subject to an estate service charge, which includes the maintenance of Chemical Road which is un-adopted. Please apply to the agents for service charge information.

RATEABLE VALUE

Description: Warehouse & Premises
Rateable Value: £141,000
Rates Payable (2017/2018): £67,539
This is an estimate only and takes no account of possible transitional adjustment.

SERVICES

We are advised that mains water, drainage and three phase electricity are connected to the property. We have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

EPC

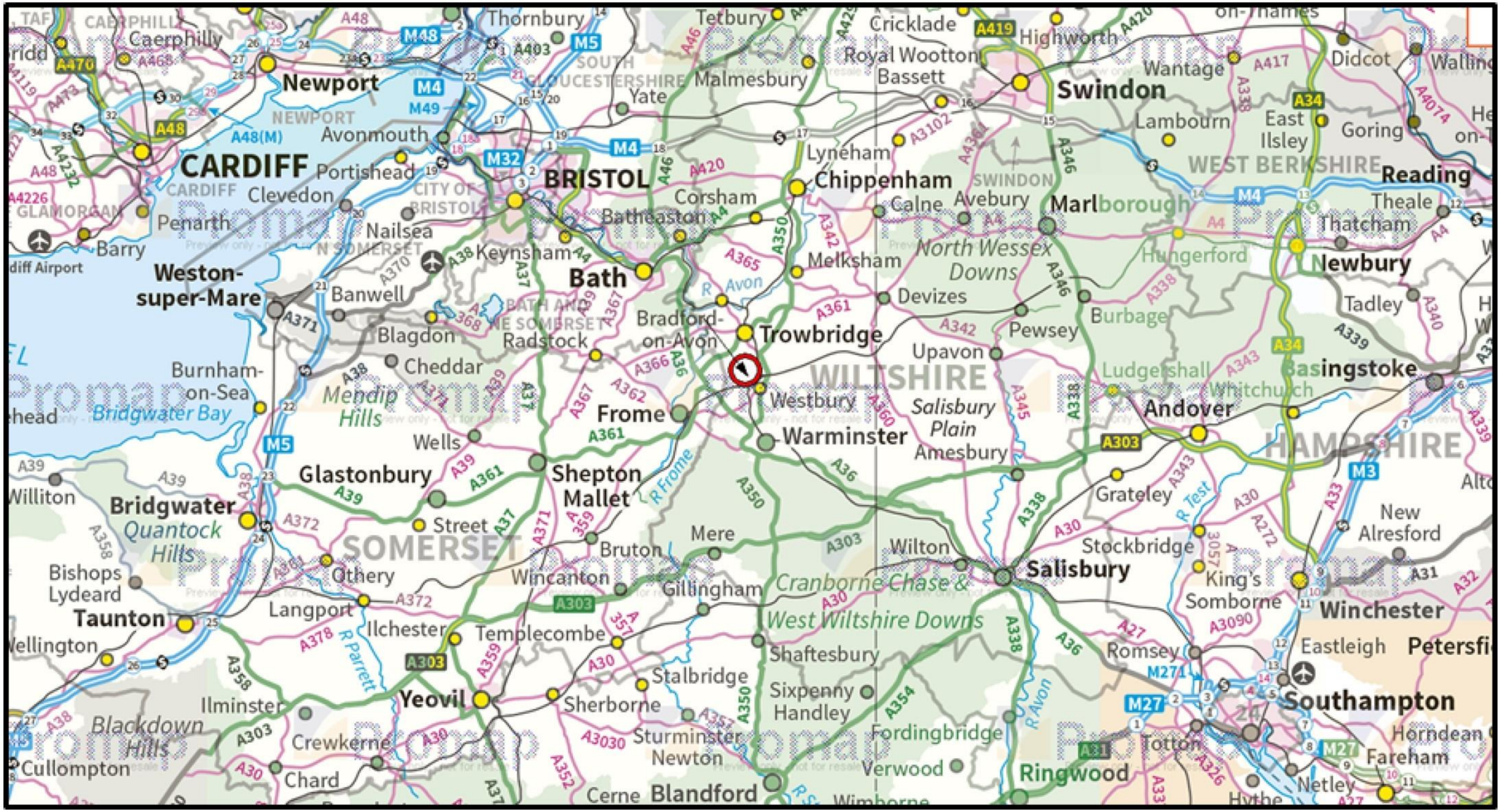
Copies of the certificates can be made available upon request.

EPC rating G – 249.

VAT

All figures quotes are exclusive of VAT, if applicable

SUBJECT TO CONTRACT



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