

**Unit 7, Rockhaven Business Centre,  
Commerce Close,  
West Wilts Trading Estate, Westbury,  
BA13 4FZ**

Brand New Industrial/Warehouse Unit

2500 sq ft

(232.25 sq m)

**To Let**



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source 2011 Census). The county town of Trowbridge is approximately 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).

## SITUATION

The West Wilts Trading Estate is situated approximately 1 mile from Westbury town centre and is the largest of the town's industrial estates. Comprising around 165 acres, the Estate provides 1.5 million square feet of employment space housing national and local businesses such as Welton Bibby & Baron, Rygor Group, Faccenda Group, Audience Systems, Henleys Medical, Macfarlane Packaging, Tuffnells, Copart, WH Kemp and many others. The development occupies a prominent position on the Estate fronting Link Road, which has direct access to the main roundabout on Hawkeridge Road and directly links to the A350.

## DESCRIPTION

Rockhaven Business Centre is a new 16 unit development with planning consent for B1, B2 & B8 use. The units have been constructed to a high specification with each comprising the following features:-

- Clearspan steel portal frame with minimum eaves height of 5.1 m.
- Merlin grey insulated roof and wall cladding.
- Smooth finish power floated concrete floor with loading 20 kn/sq m.
- Insulated sectional up and over loading door 3 m wide by 3.2 m high.
- LED warehouse and under mezzanine lighting.
- Mezzanine floor for storage or conversion to offices, loading 3.5 kn/sq m.
- DDA compliant WC.
- BT fibre to premises, FTTP connection.
- 3 phase power, mains water and gas available for connection.
- 4 allocated parking spaces No's 15-18 inc.

## ACCOMMODATION

Ground Floor	1875 sq ft	(174.19 sq m)
First Floor	625 sq ft	( 58.06 sq m)
<b>Total</b>	<b>2500 sq ft</b>	<b>(232.25 sq m)</b>

## LEASE TERMS

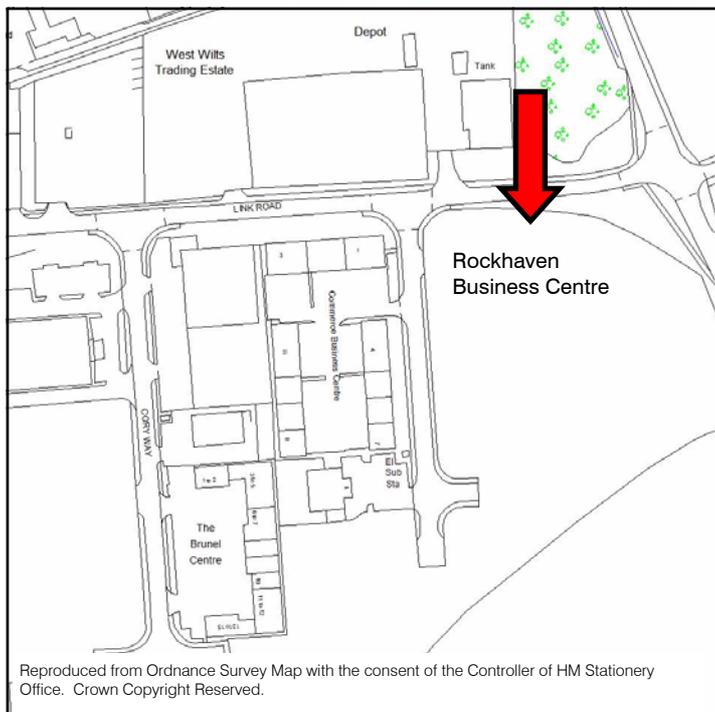
A new full repairing and insuring leases for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the maintenance and upkeep of the common areas of the Estate.

## RENT

£15,000 per annum exclusive.

## VAT

VAT is payable on the rent.



## BUSINESS RATES

To be assessed.\*

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

## SERVICES

Mains electricity (3 phase), gas, 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.

## 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: 01225 776655.

## VIEWING

Strictly by appointment only. Contact Gary Mead on 01722 337577.

Ref: PH/GM/JW/10243-RBC-7

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## 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.

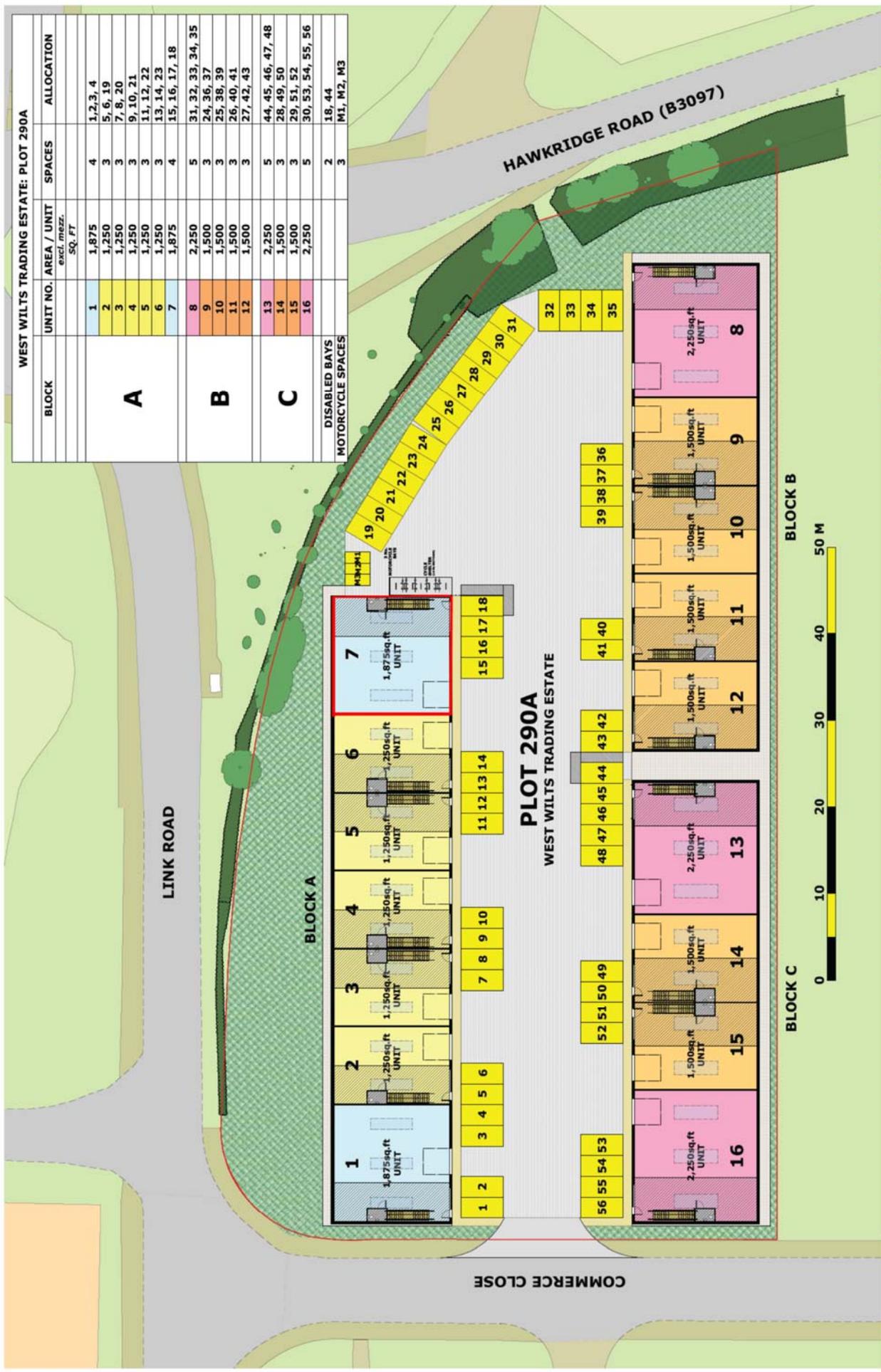
49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)



WEST WILTS TRADING ESTATE: PLOT 290A				
BLOCK	UNIT NO.	AREA / UNIT excl. mezz. SQ. FT.	SPACES	ALLOCATION
A	1	1,875	4	1,2,3, 4
	2	1,250	3	5, 6, 19
	3	1,250	3	7, 8, 20
	4	1,250	3	9, 10, 21
	5	1,250	3	11, 12, 22
	6	1,250	3	13, 14, 23
	7	1,875	4	15, 16, 17, 18
B	8	2,250	5	31, 32, 33, 34, 35
	9	1,500	3	24, 36, 37
	10	1,500	3	25, 38, 39
	11	1,500	3	26, 40, 41
	12	1,500	3	27, 42, 43
	13	2,250	5	44, 45, 46, 47, 48
C	14	1,500	3	28, 49, 50
	15	1,500	3	29, 51, 52
	16	2,250	5	30, 53, 54, 55, 56
DISABLED BAYS				
MOTORCYCLE SPACES				
M1, M2, M3				



**A130A INFORMATION**  
 REV: 26.02.19 WAS A769: GRAPHICS & ANNOTATION UPDATED  
 REV: A 26.02.19 VEHICLE DOORS AND PARKING ALTERED

**DAVID BRAIN PARTNERSHIP**  
 ARCHITECTS: Ralph Allen's Town House, 2 Church Street, Bath, BA, IN. Tel: (01225) 440055 www.dbrain.co.uk  
 Job No: 1169  
 Drawn: CD  
 Date: 18.10.2018  
**PLOT 290A, WEST WILTS TRADING ESTATE**  
**PARKING PLAN**  
 Scale: 1:200 @ A1  
 Drawing No: A130A



**PLOT 290A, WEST WILTS TRADING ESTATE**  
**PARKING PLAN 1:200@A1**