Stephens Way, Warminster Business Park, Warminster, BA12 8SR

Exciting New Development of 19 Warehouse/Business Units From 500 to 2250 sq ft.

The SWAN Business Centre

Brand New High Quality Business Units for Sale Freehold

A development by

NATIONWIDE ENGINEERING

The SWAN Business Centre

Warminster

Warminster is a large Garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath, serving a local population of 17,490 approx. and a district population of 127,900 (Source: 2011 Census). In addition to the resident population, a substantial military Garrison is based in Warminster.

Rail communications are provided by mainline station, which has frequent services to London (Waterloo) and Bristol. Warminster is positioned on the A36/350 intercept, which links to the A303 and South Coast and M4 to the north. Salisbury (22 miles), Bath (18 miles), Bristol (31 miles).

Situation

Warminster Business Park is situated on the south west of Warminster town centre, which direct access to the Bath Road, which is within striking distance of the strategic junction with the A36 Bypass and A350 and adjacent hotel (Travelodge) and petrol filling station.

Major occupiers on the Business Park include Dents, N H Case, G & T Packaging, Half Moon Bay, Travis Perkins, Howden Joinery, Screwfix and Wiltshire Council.

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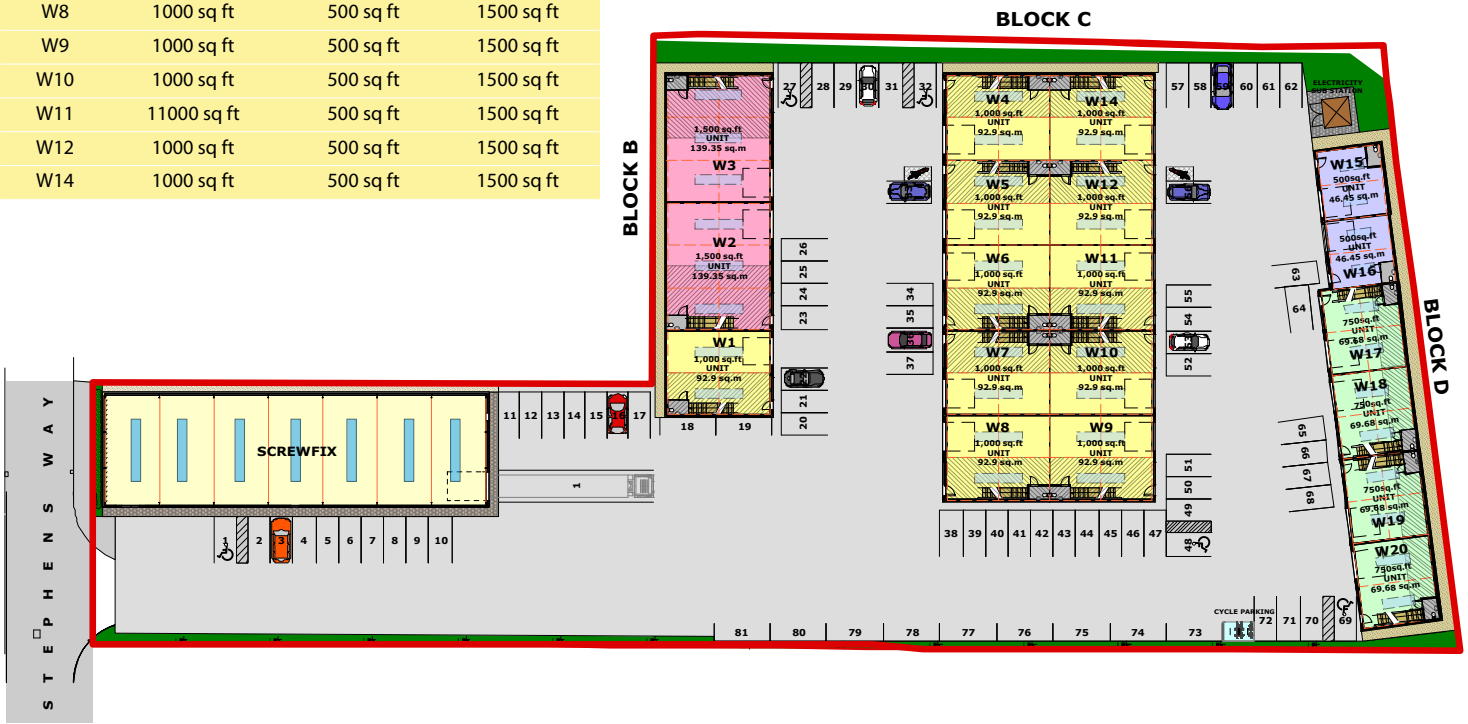
Unit No.	Ground Floor	First Floor	Total
Block B			
W1	1000 sq ft	500 sq ft	1500 sq ft
W2	1500 sq ft	750 sq ft	2250 sq ft
W3	1500 sq ft	500 sq ft	2250 sq ft
Block C			
W4	1000 sq ft	500 sq ft	1500 sq ft
W5	1000 sq ft	500 sq ft	1500 sq ft
W6	1000 sq ft	500 sq ft	1500 sq ft
W7	1000 sq ft	500 sq ft	1500 sq ft
W8	1000 sq ft	500 sq ft	1500 sq ft
W9	1000 sq ft	500 sq ft	1500 sq ft
W10	1000 sq ft	500 sq ft	1500 sq ft
W11	11000 sq ft	500 sq ft	1500 sq ft
W12	1000 sq ft	500 sq ft	1500 sq ft
W14	1000 sq ft	500 sq ft	1500 sq ft

Unit No.	Ground Floor	First Floor	Total
Block D			
W15	500 sq ft	-	500 sq ft
W16	500 sq ft	-	500 sq ft
W17	750 sq ft	250 sq ft	1000 sq ft
W18	750 sq ft	250 sq ft	1000 sq ft
W19	750 sq ft	250 sq ft	1000 sq ft
W20	750 sq ft	250 sq ft	1000 sq ft



Building Features

- Clear span steel portal frame with minimum eaves height of 6 metres.
- Insulated roof with roof lights and wall cladding.
- Smooth finished power floated concrete floor.
- Sectional overhead insulated steel roller shutter door (3 metres wide by 5 metres high).
- Structural first floor, accessed via timber staircase.
- Floor Loading: Ground Floor 30KN/psm; First Floor 5KN/psm.
- 3 phase power, mains water and drainage available for connection.
- Allocated private car parking spaces and use of visitor spaces.

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Terms
Units are available for sale freehold. New leases may be considered, subject to lease terms and tenant financial covenant strength.

Service Charge
There will be a service charge payable towards the upkeep and maintenance of the common areas of The Swan Business Centre. Stephens Way is an adopted Highway.

VAT
Price/rent subject to VAT.

Business Rates
To be assessed.*
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Energy Performance
An EPC will be supplied by the vendor.

Planning
Planning consent has been granted for uses within B1 (light industrial/office), B2 (general industrial) and B8 (storage /distribution).

Further Information
Contact the agents for prices, rents and availability:-

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Disclaimer Notice
Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. ii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iii) the purchaser must satisfy themselves by inspection or otherwise.

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.leasingbusinesspremises.co.uk.

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The Swan Business Centre, Stephens Way, Warminster, BA12 8GH

Unit No.	Floor Area (sq ft) Ground Floor	First Floor	Total	Price
Block A				
Unit A	5000	-	5000	Let to Screwfix
Block B				
W1	1000	500	1500	Sold
W2	1500	750	2250	Under Offer
W3	1500	750	2250	Sold
Block C				
W4	1000	500	1500	Sold
W5	1000	500	1500	Sold
W6	1000	500	1500	Sold
W7	1000	500	1500	Sold
W8	1000	500	1500	Sold
W9	1000	500	1500	Sold
W10	1000	500	1500	Sold
W11	1000	500	1500	Sold
W12	1000	500	1500	Sold
W14	1000	500	1500	Sold
Block D				
W15	500	-	500	Sold
W16	500	-	500	Sold
W17	750	250	1000	£110,000
W18	750	250	1000	Under Offer
W19	750	250	1000	Under Offer
W20	750	250	1000	Sold

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas of the development.
- Business rates to be assessed.
- **Price/rent subject to VAT.**

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