

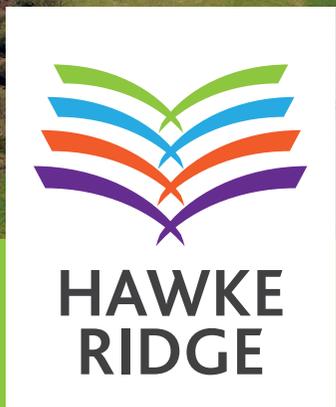
INDICATIVE LAYOUT

WESTBURY

Brook Lane Trading Estate

Northacre Park

West Wilts Trading Estate



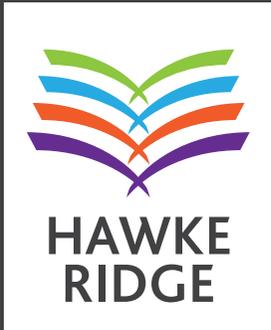
**HAWKE
RIDGE**

BUSINESS PARK

FREEHOLD LAND FOR SALE

Westbury BA13 4LD

hawke-ridge.com



BUSINESS PARK

Westbury BA13 4LD

LOCATION

Hawke Ridge Business Park is strategically located between Westbury and Trowbridge. The Park is close to the well-established West Wilts, Northacre and Brook Lane Trading Estates and benefits from swift motorway connections to London, the Midlands and the South West via the A350, A303 and A36 trunk routes. Bristol International Airport is within easy reach being located 30 miles from the Business Park.

Westbury is a major rail interchange with direct mainline services to London, Bristol, Exeter and Southampton. This employment area is located to the north of Westbury and is recognised as one of the largest employment centres in the South West. Central Wiltshire offers a highly skilled workforce and Hawke Ridge Business Park enjoys numerous lifestyle amenities in the nearby towns, villages and countryside.

Nearby occupiers include Welton Bibby & Baron, Audience Systems, Rygor Commercial Ltd, Arla Foods UK, Tuffnells Parcel Express, Taylor Davis and The Spectra Group.

DESCRIPTION

The business park has planning consent for up to 500,000 sq. ft. of employment space and offers the opportunity for a range of businesses to locate here. Potential uses include research and development, office, storage, distribution and production.

Detailed planning consent has been secured for Merlin warehouses enabling construction to commence swiftly. A separate detailed planning consent has been granted for a one acre Roadside scheme to the front of the site which will include a drive-thru, convenience store and three food/takeaway units.



TENURE

The land is available on a freehold basis.

AVAILABILITY

Plot 1 - 2.062 acres (0.83 Ha) Plot 3 - 2.908 acres (1.17 Ha)
Plot 2 - 1.972 acres (0.79 Ha) Plot 4 - 2.238 acres (0.90 Ha)

There is the potential to combine or vary plot sizes to meet occupier requirements.

DESIGN GUIDE

The Business Park Design Guide provides a framework for the design, layout and landscaping of buildings to be constructed on individual plots.

ADDITIONAL INFORMATION

Additional information such as ground investigation, ecological and topographical reports and surveys can be made available upon request.

SERVICES

Mains electricity, gas, surface and foul drainage, and water connections will be available up to the boundary of individual plots. The serviced plots have high speed fibre broadband connectivity with a choice of provider (Openreach/Virgin), potential high capacity electrical connections and good transport links.

PRICE

Price on application

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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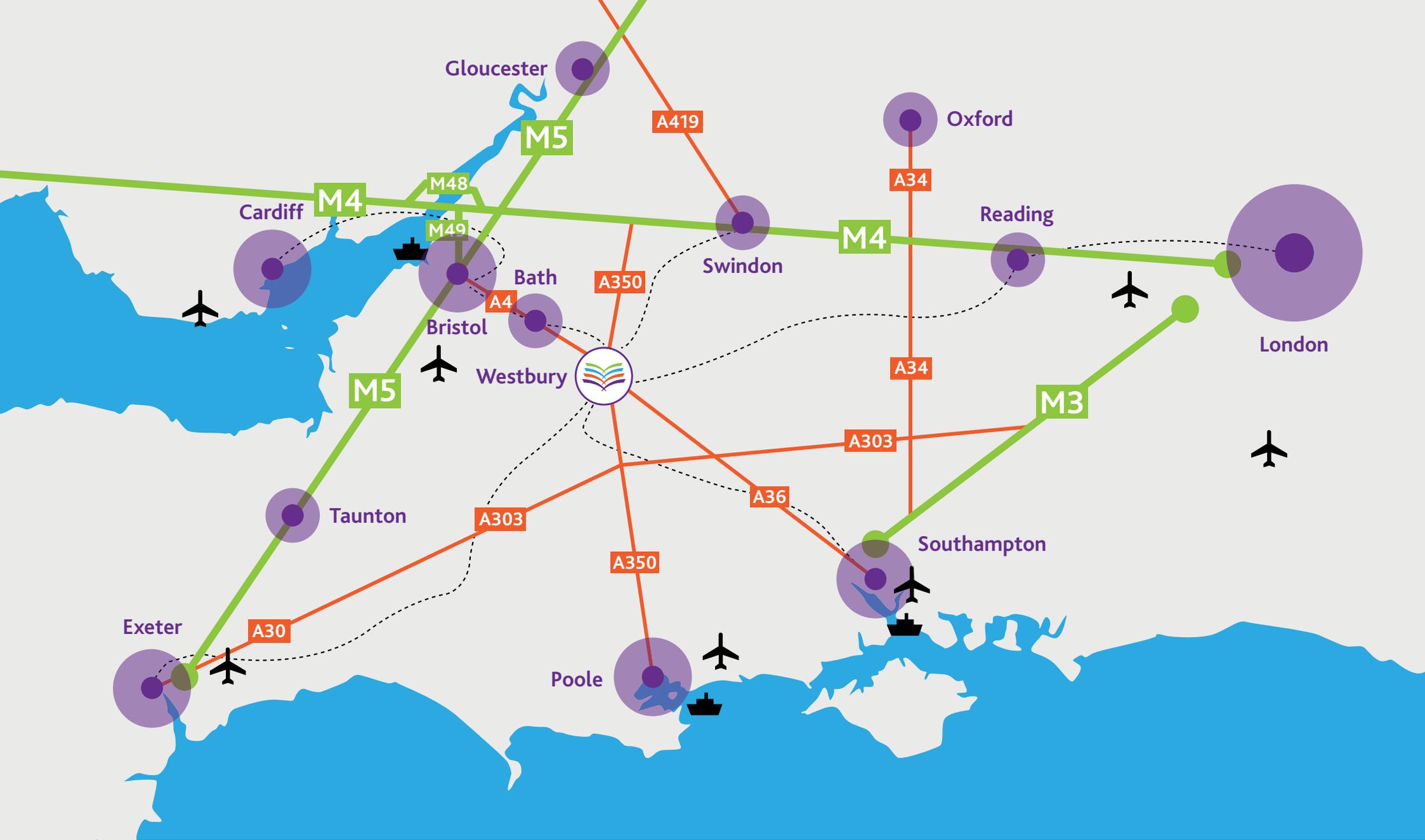


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ULTRAFAST

Openreach/Virgin
broadband and 4G with
speeds of up to 2GB



Projected **40,000**
10 minute employment
catchment by 2026



Hawke Ridge Business Park

500,000 sq. ft.
consented development



A well landscaped
35 acre business park with
generous planting and
screening



FURTHER INFORMATION

For further information please contact the agents.

Alison Williams MRICS

T: 01225 747241

alison.williams@carterjonas.co.uk

William Pattemore

T: 01225 747240

william.pattemore@carterjonas.co.uk

James Gregory FRICS

T: 01793 428106

jgregory@alderking.com

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**HAWKE
RIDGE**

BUSINESS PARK

Westbury BA13 4LD

alder king

PROPERTY CONSULTANTS

01793 615477

alderking.com

**Carter
Jonas**

01225 747260

carterjonas.co.uk

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