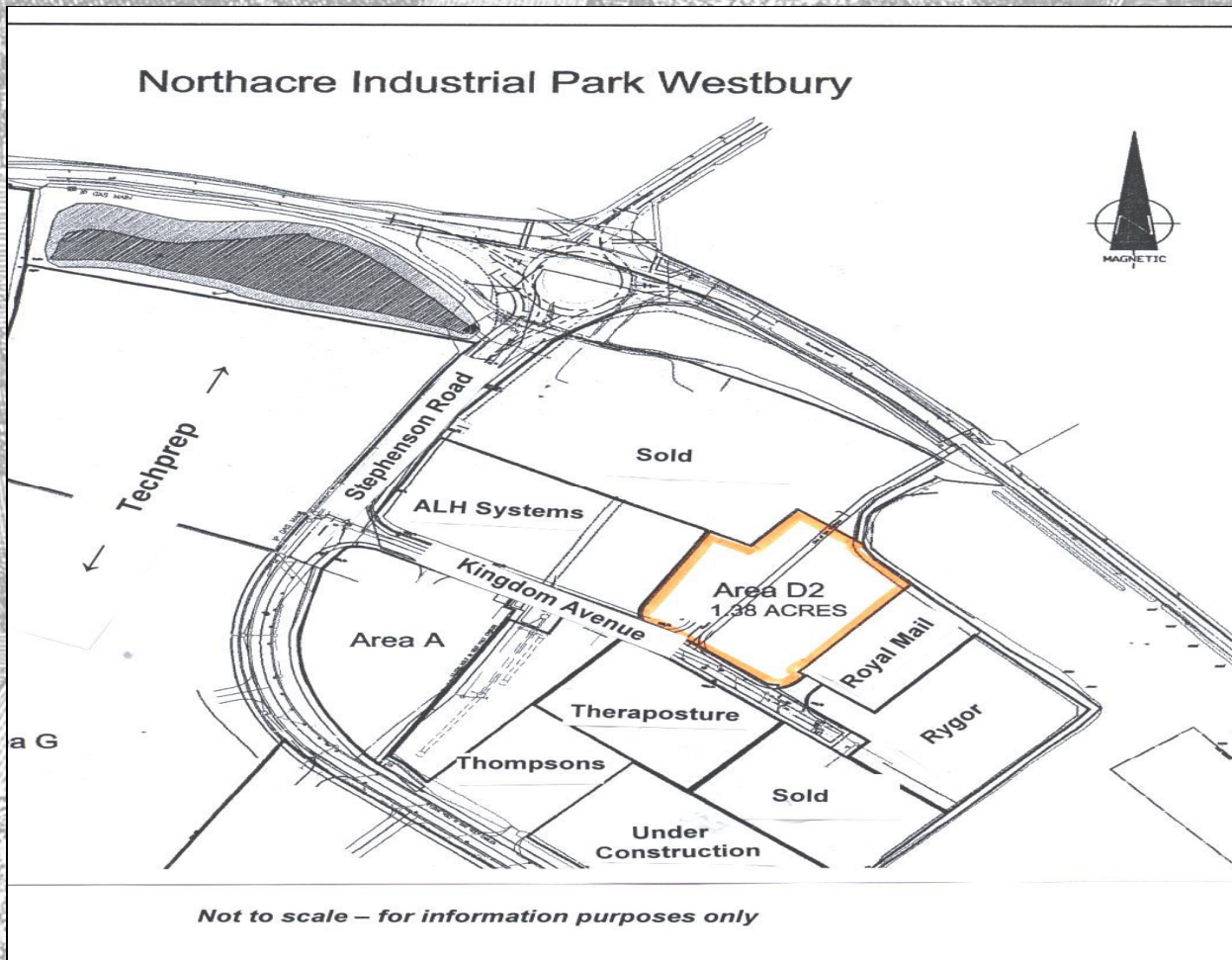




COOPER & TANNER

THE ART OF AGENCY



Commercial Department
**New Industrial units at Plot D2, Northacre industrial
Park, Kingdom Avenue, Westbury, Wilts**

For Sale - Freehold

- All buildings to be designed and constructed to a high standard
- Estimated total size 0.56 hectares (1.38 acres)
- Available on a design and build package basis
- New and bespoke light industrial Units
- Situated on a prime industrial estate

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New Industrial Units at Plot D2 Northacre Industrial Park Kingdom Avenue Westbury Wilts BA13

Situation

Northacre Industrial Park is located on the North Western fringe of the town of Westbury, lying approximately one and a half miles from the town centre. Serving a wide and diverse catchment area. Northacre is a prime industrial centre for the region, serving many local and regional business companies. The town centre offers a range of shopping and other amenities, and the town is served by a well defined road network giving access to other local towns including Warminster, Frome, Trowbridge and Bradford on Avon. The cities of Bath and Salisbury are within commuting distance, whilst the nearby A303 offers good road links to other major centres throughout the South West. Westbury Railway Station provides direct links to London Paddington.

Directions

From Westbury town centre – proceed down Haynes Road, and at the mini roundabout turn left into Station Road. Continue along Station Road for approximately one mile, passing Westbury Railway Station on the left hand side. At the top of the hill, (The Ham roundabout) proceed straight over into Storridge Road. Continue until the next roundabout, and bear left into Stephens Road. Continue for a short distance and take the first left turning by AHL Systems Ltd. into Kingdom Avenue. The site will then be found at the top of the road on the left hand side as denoted by the Agents For Sale board.

Viewing

Viewing is strictly through Cooper & Tanner Commercial Department Tel No. (01985) 217711.

The Site

Plot D2 comprises a broadly rectangular and level plot having direct frontage onto Kingdom Avenue. The land is served by mains water electricity (single and 3 phase) and has good vehicular access from the public highway. The land is available for a wide range of industrial purposes and is thought to offer unrestricted potential for a range of business occupiers.

The Land



Proposed Industrial Units

Industrial units are available on a bespoke and individual basis, tailored to meet the requirements of the individual occupiers. Details of size, specification and design are subject to further discussion.

Planning Considerations

It is confirmed that the land is currently zoned for employment use, and had the benefit of B1, B2 and B8 usage. Construction of individual units would be subject to a further Planning application for detailed planning consent, submitted on behalf of the purchaser by the developer. Further details upon request.

Services

Mains water electricity (single and 3 phase) gas and drainage are available subject to application for connection.

Service Charges

A management company has been formed for the purposes of maintaining all common areas and facilities. Occupiers will be required to contribute to those service charges on a proportional basis. Further enquiries invited.

Outgoings

Rateable value – to be assessed.

Local Authority

West Wilts Council, Bradley Road, Trowbridge, Wiltshire, Tel No: 01225 776655.

Asking Prices

Pricing subject to confirmation of building design and specification.

VAT

It is confirmed that all asking prices will be subject to VAT at the standard rate.

Tenure

Freehold, with full vacant possession on completion.

Agents Notes

1. All photographs taken with a 20mm wide angle lens.
2. All buildings are individually designed and tailored to meet the occupier's needs. The pricing of individual buildings is therefore subject to further agreement of final design etc.
3. The Planning Application for the construction of the new building will be prepared and submitted by the developer, on behalf of the purchaser. The cost of the Application being deducted from the final purchase price.
4. All buildings can be constructed to either a shell finish or fitted out standard, dependant upon the purchaser's requirements.

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