



Specification

Accessed from Eden Vale Road, Unit 22 is a mid-terraced commercial unit of steel portal frame construction and includes a WC.

3 allocated car parking spaces with shared EV charging points on site.

Location

Westbury is a busy and expanding town with easy access to the A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast ports.

Westbury train station is only a few minutes drive away, with regular trains to London and other major cities and towns.

EPC

The current EPC is band C (67).

Terms

The property is available to rent by way of a new lease with terms structured to individual requirements.

Quoting Rent

POA

Service Charge

A service charge will be payable for the maintenance of the estate's common parts and landscaping. The estimated annual service charge for 2023/24 is £391.29 per annum and the building insurance premium for 2023/24 is £468.60 per annum (please note this excludes contents).

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £9,600 and is described as *Warehouse and premises*. A change in occupation may trigger an adjustment for the rating assessment.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewings

For further information, or to arrange a viewing, please contact the agents.

what3words

Estate Entrance
///stunt.afterglow.madder
Unit 22
///widgets.replace.testy

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