

Brook Lane Trading Estate

Northacre Park

West Wilts Trading Estate



**HAWKE  
RIDGE**

**WESTBURY**

# HAWKE RIDGE BUSINESS PARK



# HAWKE RIDGE BUSINESS PARK

Westbury BA13 4LD



- 35 acre business park (units up to 250,000 sq. ft.)
- Catchment area with a population of over 165,000 potential employees (projected to grow to 230,000 by 2026)
- Wide range of uses including production, R&D, storage and distribution
- Potential for roadside uses
- Central Wiltshire location with access to A350 and passenger rail network
- Serviced sites and 'Build to Suit' opportunities
- Access to high speed broadband
- High capacity electrical connections

**Hawke Ridge Business Park is a strategically located 35-acre mixed use development.**

The business park, with planning consent for up to 500,000 sq. ft. of employment space, is suitable for a wide range of business operations. It also has potential for alternative uses such as a showroom, hotel and restaurant/café.

Occupying a strategic location in Wiltshire's central commercial hub, and located on the main rail line from the South West to London, Hawke Ridge Business Park is ideally situated for a wide range of uses including research and development, offices, storage, distribution and production. Hawke Ridge will feature bespoke

contemporary units tailored to the needs of each occupier and the development will aim to deliver the latest standards in sustainable construction and energy efficiency.

Connections are key at Hawke Ridge and all premises will be equipped with high speed broadband, high capacity electrical connections and good transport links.

A well landscaped business park with generous planting and screening, Hawke Ridge will be the perfect environment in which to do business. Take a look inside and find out more about the most important commercial development in the heart of Wiltshire.



# WAREHOUSING

## OVERVIEW

Hawke Ridge Business Park provides an opportunity for warehouse and distribution occupiers across the region to occupy modern bespoke space in a high quality managed environment.

Westbury benefits from excellent road and rail links and is already a proven and established industrial location with many occupiers in the adjacent West Wilts Trading Estate and Northacre Park, comprising approximately 165 acres, including Welton Bibby & Baron, Kotobuki Europe Ltd, Rygor Commercial Ltd, Arla Foods UK and Hills Group.

A variety of unit sizes to suit occupiers' specific needs are proposed.

## DEVELOPMENT PROPOSAL

- Warehouse buildings from 5,000 sq. ft. to 250,000 sq. ft.
- Large external yard areas
- Excellent road, rail and IT infrastructure
- No operating restrictions
- B1/B2 & B8 planning consent in place
- Build to suit opportunities available immediately
- Managed and landscaped business park setting

## INDICATIVE SPECIFICATION

- High quality institutional standard construction
- 6-15 metre eaves heights
- 35-50 Kn m<sup>2</sup> floor loadings
- High capacity electricity supply available if required
- Full tenant fit out options to suit occupier requirements



# HAWKE RIDGE

## BUSINESS PARK





# INDUSTRIAL

## OVERVIEW

Hawke Ridge Business Park provides an opportunity for industrial occupiers across the region to occupy modern bespoke space in a high quality managed environment.

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A variety of unit sizes to suit occupiers' specific needs are proposed.

## DEVELOPMENT PROPOSAL

- Industrial buildings from 5,000 sq. ft. to 250,000 sq. ft.
- Excellent road, rail and IT infrastructure
- No operating restrictions
- B1/B2 & B8 planning consent in place
- Build to suit opportunities available immediately
- Managed and landscaped business park setting

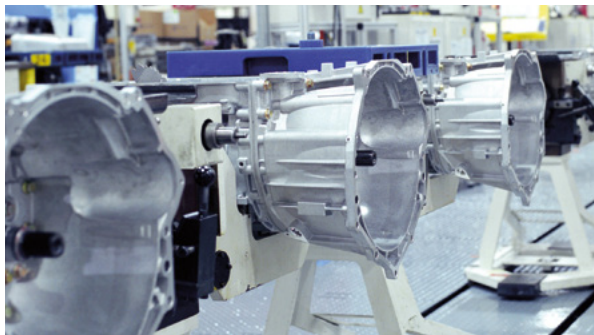
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# HAWKE RIDGE

## BUSINESS PARK



# OFFICES

## OVERVIEW

Hawke Ridge Business Park provides an opportunity for office occupiers across the region to occupy bespoke space in a high quality managed environment.

Drawing on a significant catchment population of over 165,000 (projected to grow to 230,000 by 2026) and with excellent communication links, office occupation represents a key sector along the Wiltshire Crescent.

Major office occupiers who have chosen to locate in the area include Danone (Nutricia), Herman Miller, Alliance Pharmaceutical, Scisys, Good Energy and Hitachi.

## DEVELOPMENT PROPOSAL

- Office buildings from 5,000 sq. ft. to 250,000 sq. ft.
- Excellent road, rail and IT infrastructure
- No operating restrictions
- IT and data connections
- Managed and landscaped business park setting
- Public transport connections

## INDICATIVE SPECIFICATION

- High quality design
- Excellent natural light
- Suspended ceilings and LG7 lighting
- Natural ventilation
- High energy efficiency
- Potential for laboratory space and "clean rooms"
- Car parking to an excellent ratio
- Bespoke design and layout to meet occupier requirement

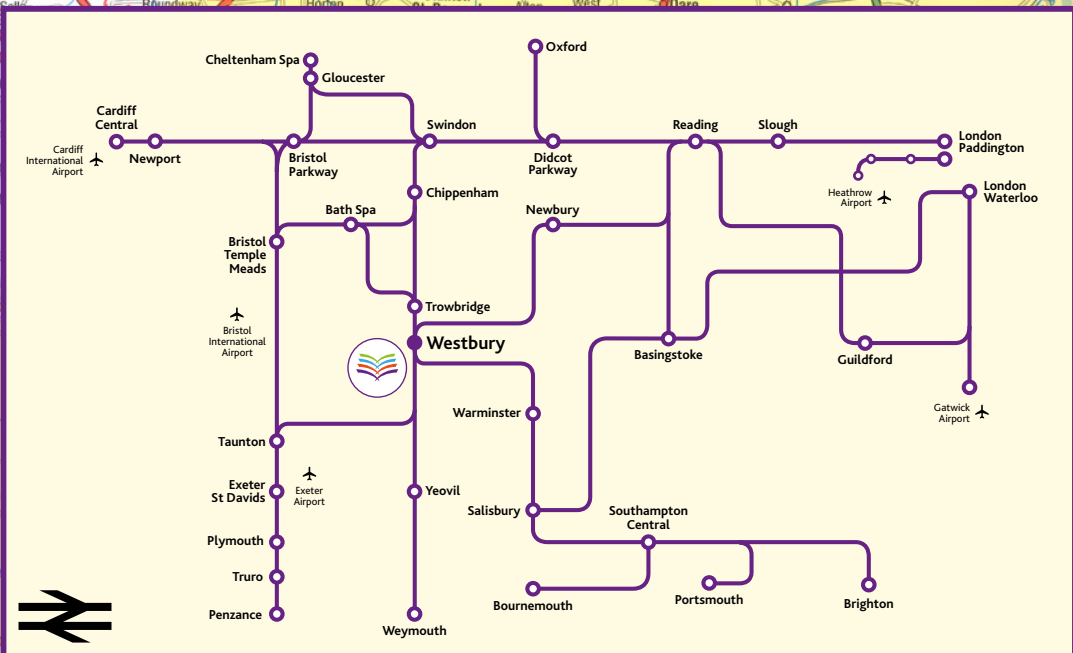
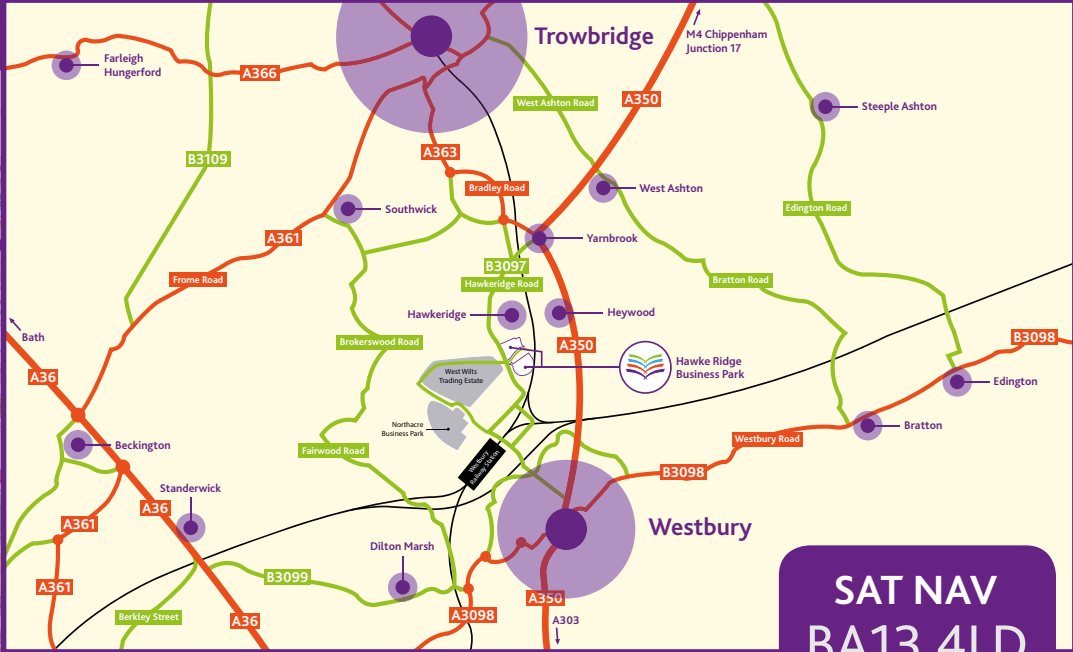
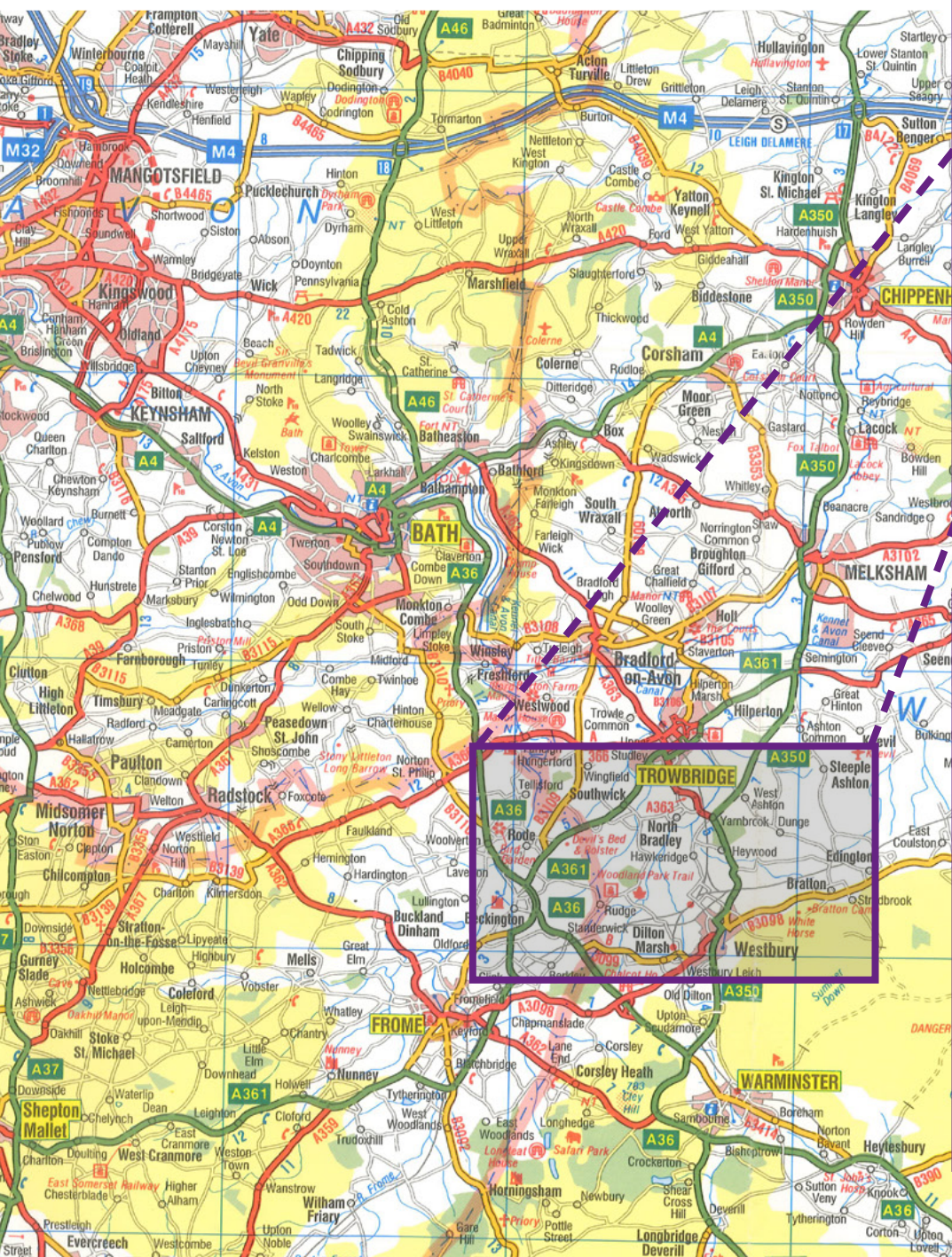


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## BUSINESS PARK







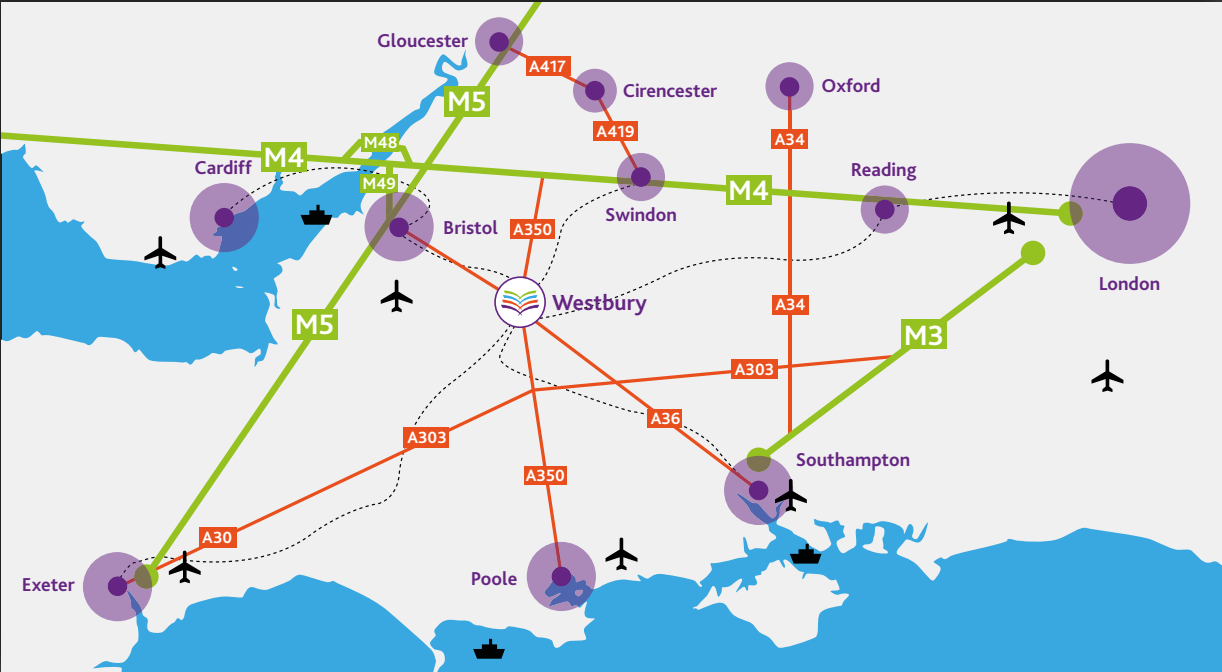


Hawke Ridge Business Park is located opposite the entrance to West Wilts Trading Estate to the North of Westbury, connecting directly to the main A350. Westbury is a thriving market town enjoying enviable connections to London and the South West.

The town is located midway between the M4, M5 and A303 corridors linking London and the Midlands with the South West of England. It also sits on a major rail interchange linking Bristol with the mainline from London to Exeter, Plymouth and Penzance.

Bristol International Airport is approximately 30 miles away and offers a wide range of national and international flights, including routes to the USA. Heathrow and Gatwick International Airports are also easily accessed via direct rail links from Westbury to the mainline termini at London Waterloo and London Paddington.


# TRANSPORT CONNECTIONS



DESTINATION	DISTANCE	HGV DRIVE TIME	DESTINATION	DISTANCE	HGV DRIVE TIME
Bath	18 miles	50 minutes	Reading	87 miles	2 hours 40 minutes
Bristol	43 miles	1 hour 25 minutes	Cardiff	74 miles	2 hours 20 minutes
Swindon	36 miles	1 hour 15 minutes	Exeter	90 miles	2 hours 55 minutes
Southampton	72 miles	2 hours 20 minutes	London	115 miles	3 hours 50 minutes



www.hawke-ridge.com

 Westbury BA13 4LD

Development by  
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 Commercial Property

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