



For Indicative Purposes Only

Kestrel Court
Hawke Ridge Business
Park
Westbury
BA13 4LD

New Industrial Units From
1,500 - 5,500 Sq Ft (139 - 511 Sq M)

- Located On A High Quality Landscaped Business Park
- High Speed Broadband/Fibre Optic Connections
- Potential For High Capacity Electrical Connections
- Excellent Transport Links Via Road And Rail
- 999 Year Long Leasehold Purchase Available

LOCATION

Kestrel Court will be located on Hawke Ridge Business Park, a £50 million 35 acre mixed-use development 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 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, Southampton, Plymouth and Penzance.

Kestrel Court will be located in an area that is recognised as one of the largest employment centres in the South West. Central Wiltshire offers a highly skilled workforce and enjoys numerous lifestyle amenities in the nearby villages and countryside.

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

DESCRIPTION

Kestrel Court is a new development of small industrial/business units.

The units will be of steel frame construction with insulated profile metal cladding to roofs and walls built to the latest Building Regulation requirements. The units will be constructed in accordance with the following basic shell specification:

SPECIFICATION

- Ground floor loading 20 Kn/sq m
- First floor loading 5 Kn/sq m
- 6.2m internal eaves height
- Fully accessible WC
- Sectional loading doors 4.37m high x 3.16m wide
- Allocated Parking
- Mains Gas water and three phase power
- Actively managed common areas
- Electric Vehicle Charging Points

ACCOMMODATION

Please apply to the agents for availability schedule.

PLANNING

The units will have planning consent for B1C (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).

TENURE

The units will be available to purchase on 999 year leases or to rent by way of a short occupational full repairing and insuring lease on terms to be agreed.

QUOTING PRICE/RENT

Please apply to the agents.

RATEABLE VALUE

To be assessed on completion.

ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion.

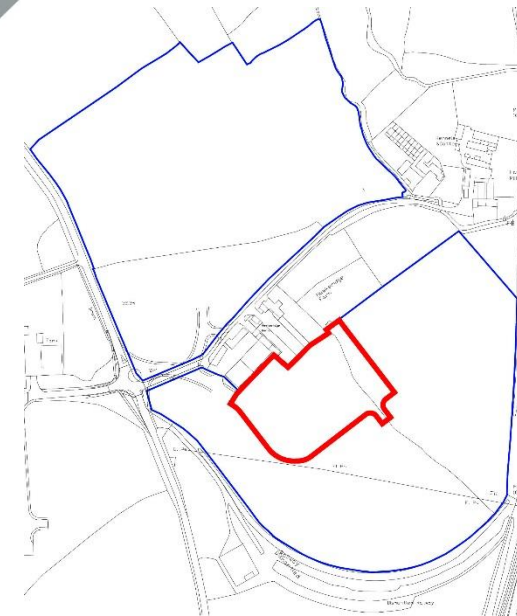
VAT

Figures are exclusive of VAT.

SUBJECT TO CONTRACT



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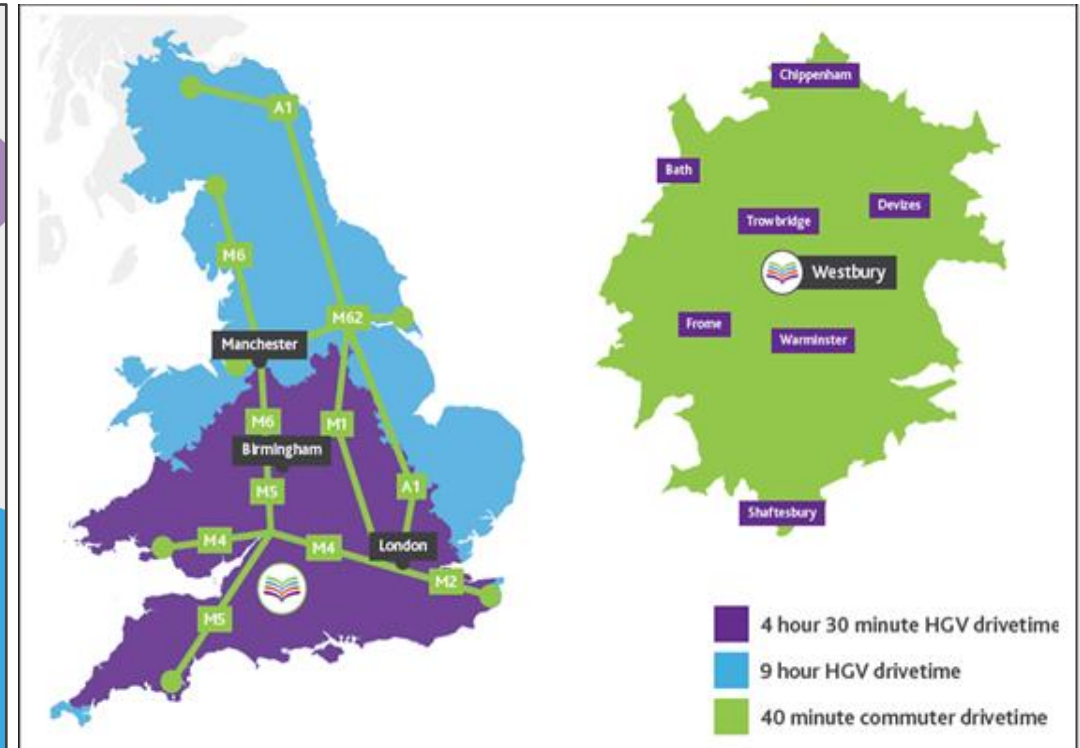
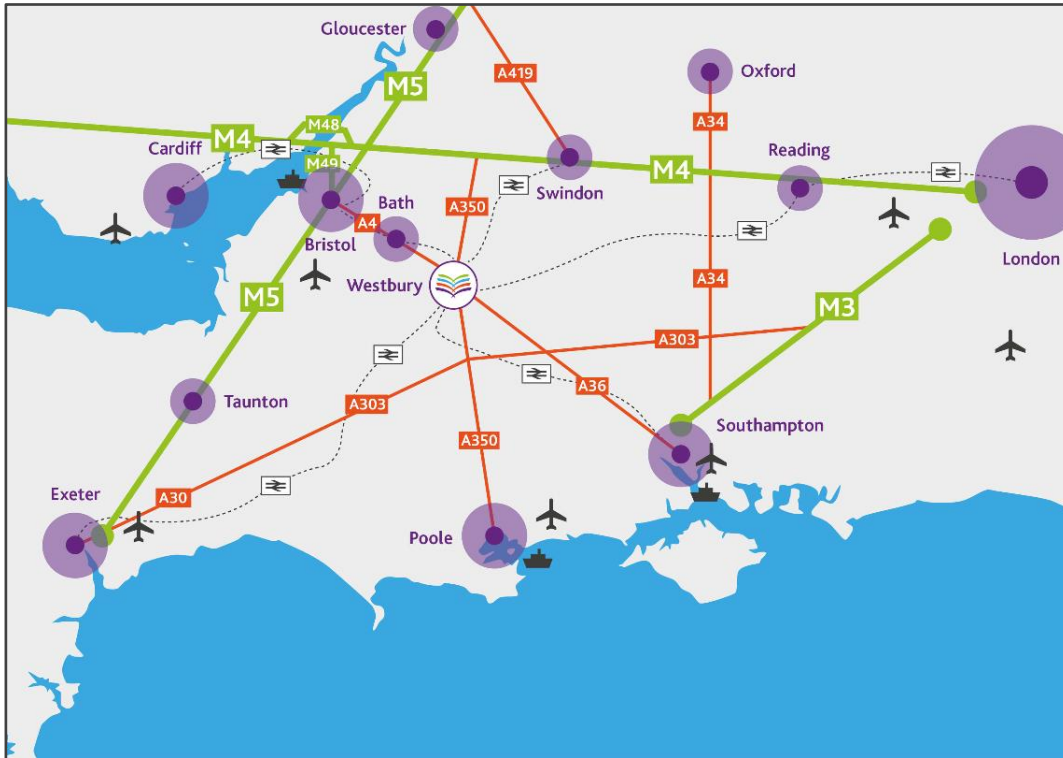


IMPORTANT INFORMATION

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HAWKE RIDGE BUSINESS PARK



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