



For Indicative Purposes Only

Merlin 1
Hawke Ridge Business
Park
Westbury
BA13 4LD

A Design And Build Warehouse Building
Extending To 36,333 Sq Ft (3,375 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

LOCATION

Hawke Ridge Business Park is 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.

This employment area located to the north of Westbury 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.

DESCRIPTION

This bespoke contemporary unit will provide warehouse and ancillary office space within a well-landscaped business park. The space can be tailored to meet the occupiers' individual requirements including achieving the highest standards in sustainable construction and energy efficiency.

A specification for the building is available on application to the agents. The gas services allowance is designed to be 90kWh/m² and electricity services allowance of 70VA/ m². Please note that the aforementioned allowances are subject to individual supplier application to each building as it is constructed.

A detailed planning application has recently been submitted for a Roadside scheme at the entrance to the Business Park to include a drive-through, three retail units and a convenience store.

In addition, the unit benefits from state-of-the-art IT connections and 21 parking spaces.

TERMS

The building will be available for sale or to let on terms to be agreed and subject to status.

ACCOMMODATION

It is anticipated that the gross internal areas will be as follows:

ACCOMODATION	Sq Ft	Sq M
Warehouse	34,867	3,239
Ancillary Office	1,466	136
TOTAL	36,333	3,375

PLANNING

The building is currently consented for storage & distribution use with ancillary offices within Class B8 of the Town and Country Planning (Use Classes) order, as amended. Potential for B2 use subject to an application for minor amendment.

QUOTING PRICE/RENT

Please apply to the agents.

RATEABLE VALUE

To be assessed.

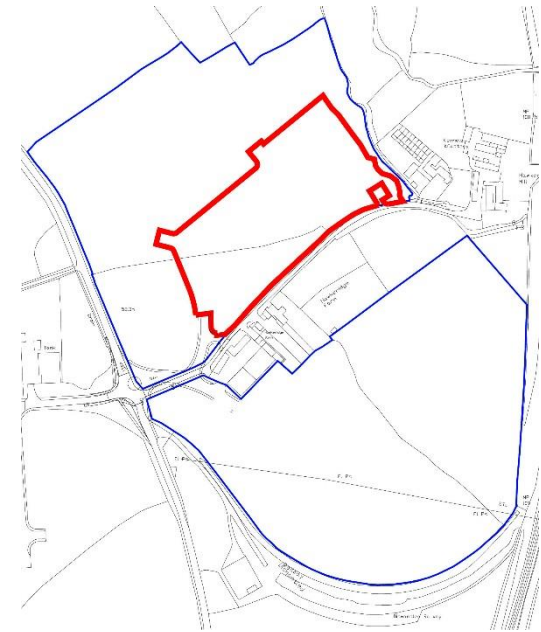
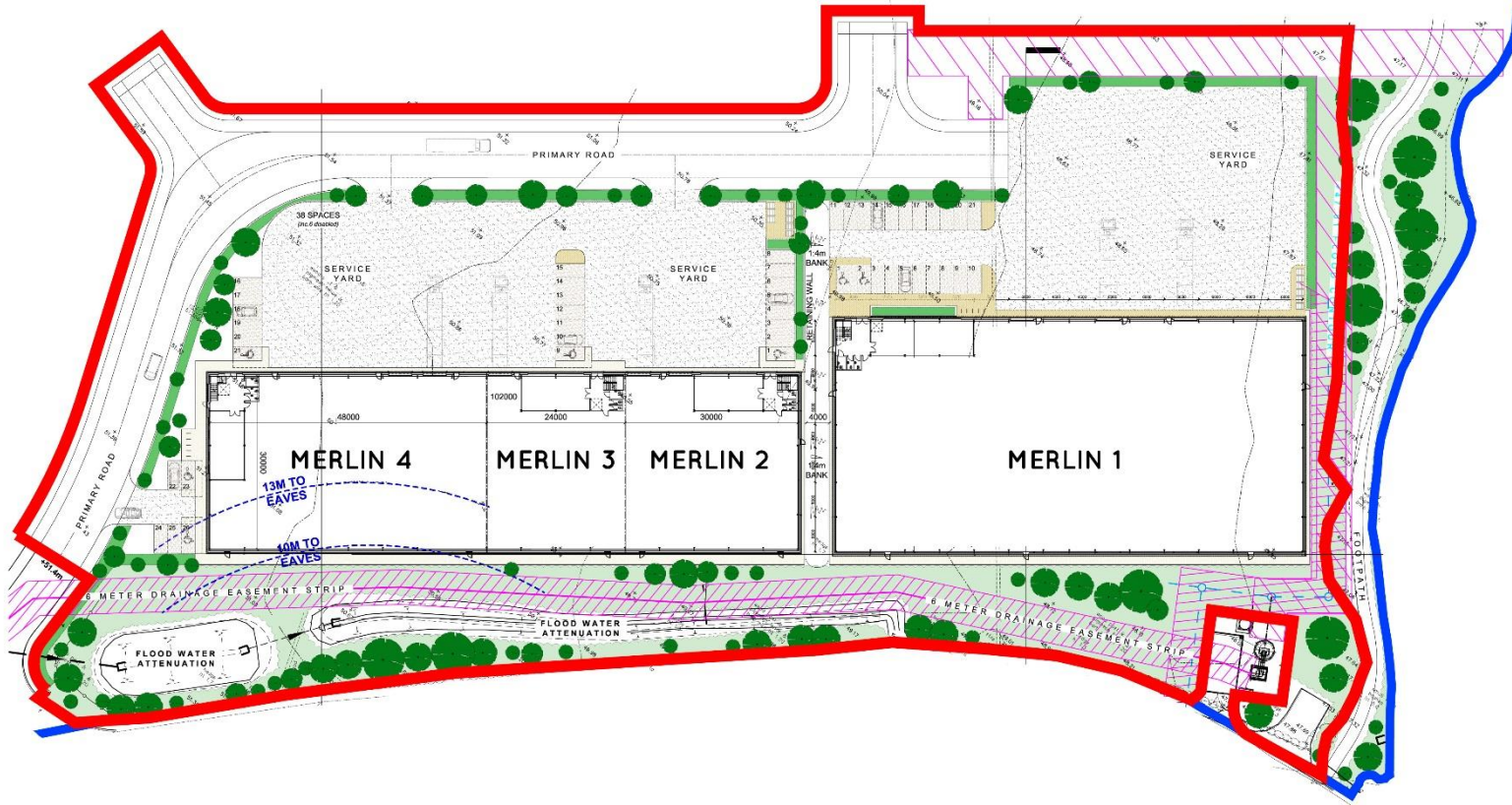
ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion.

VAT

Figures are exclusive of VAT.

SUBJECT TO CONTRACT

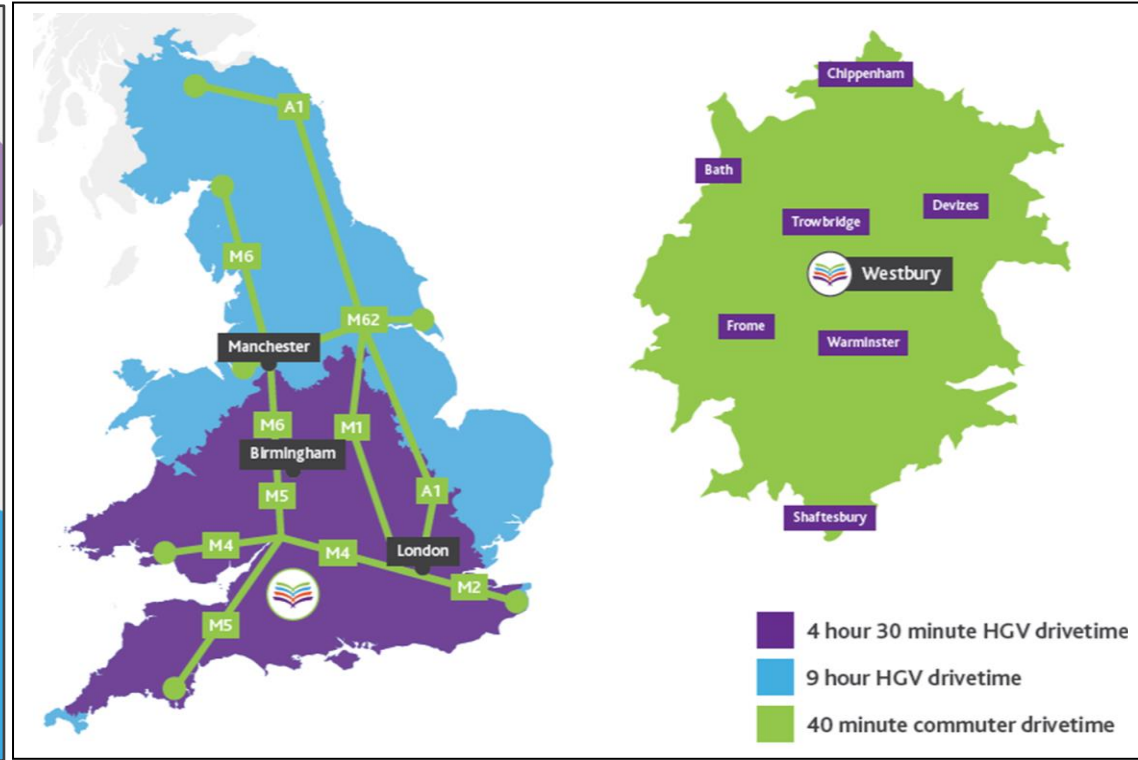
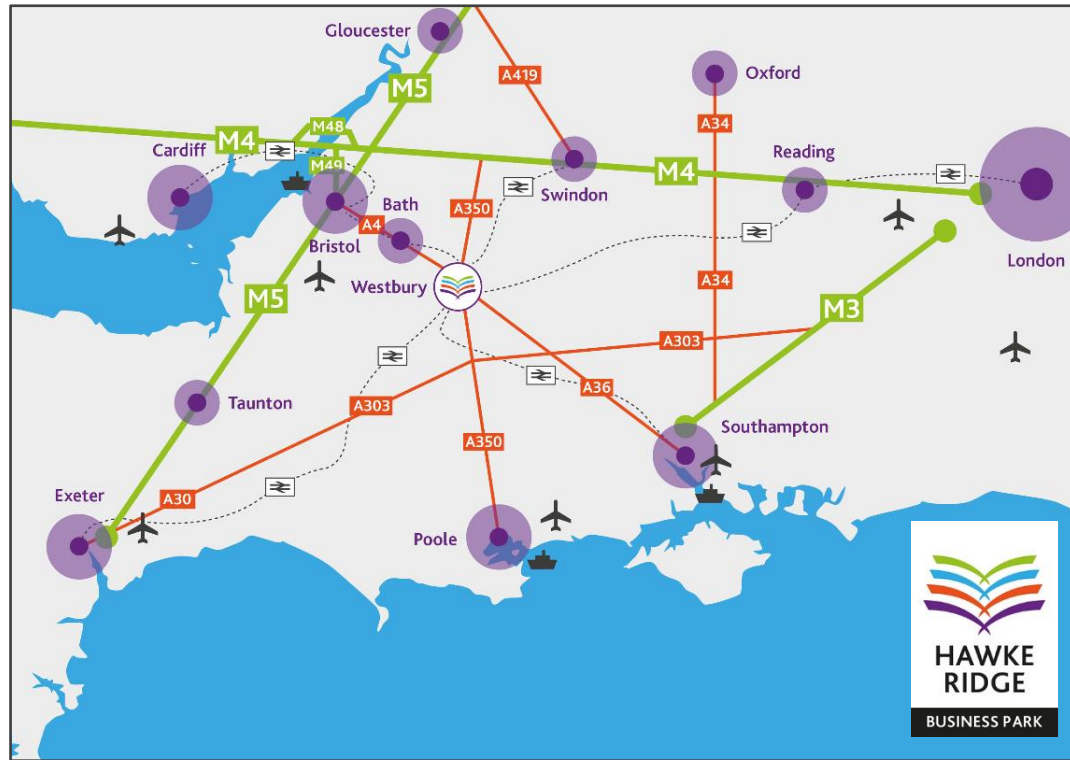


IMPORTANT INFORMATION

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Carter Jonas

HAWKE RIDGE BUSINESS PARK



Carter Jonas
 Alison Williams MRICS
 01225 747241
 Alison.Williams@carterjonas.co.uk
 5 & 6 Wood Street, Bath, BA1 2JQ
carterjonas.co.uk

Carter Jonas
 Andy Smith
 020 7518 3242
 andrew.smith@carterjonas.co.uk
 One Chapel Place, London, W1G 0BG
carterjonas.co.uk

Alder King
 James Gregory FRICS
 01793 428106
 jgregory@alderking.com
 15 Cherry Orchard, West Kembrey Park, Swindon, SN2 8
Alderking.com

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