

# DRIVE-THRU TAKEAWAY & RETAIL UNITS WITH PLANNING CONSENT

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**30,000** POPULATION  
WITHIN 10 MINS

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**3,000+** WORKERS IN SURROUNDING  
BUSINESS PARKS

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**17,000** DAILY TRAFFIC  
MOVEMENTS

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**HAWKE  
RIDGE**

BUSINESS PARK

[hawke-ridge.com](http://hawke-ridge.com)

**Hawke Ridge Business Park**

**Hawke Ridge Business Park**

**TROWBRIDGE**

**Existing West Wilts Trading Estate (190 acre site)**

**HAWKERIDGE ROAD**

**WESTBURY**



DRIVE-THRU UNIT	2,700 sq. ft.
CONVENIENCE STORE	3,500 sq. ft.
UNIT 1	1,200 sq. ft.
UNIT 2	1,500 sq. ft.
UNIT 3	1,500 sq. ft.



**WESTBURY**

**Brook Lane Trading Estate**

**Northacre Park**

**PROPOSED  
ROADSIDE SCHEME**

**Existing West Wilts Trading Estate (190 acre site)**

**TROWBRIDGE**



INDICATIVE LAYOUT





**HAWKE  
RIDGE**

**BUSINESS PARK**

## LOCATION

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The business park is immediately adjacent to the well established West Wilts Trading Estate and close to Northacre and Brook Lane Trading Estates and already benefits from nearly 17,000 daily vehicle movements. Hawke Ridge also has swift motorway connections to London, The Midlands and The South West via the A350 and A36 trunk roads. Westbury is a significant railway junction with a wide range of routes, including London, and attracts commuters from a wide catchment area.

## OPPORTUNITY

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The roadside site offers an opportunity to gain representation within an established major employment area of over 3000 employees. The town of Westbury and its business parks have limited facilities for food, drink and convenience shopping. This scheme is located on one of the busiest routes into the town and is ideally placed to cater for this unsatisfied demand. New residential development is projected to increase the 10 minute drive time population to nearly 40,000 by 2026 and the 35 acre Hawke Ridge Business Park has the potential to attract a further 1000 employees to the site.

The development will comprise three A5/retail units, a convenience store and a drive-thru restaurant with communal service yard, associated landscaping and 50 car parking spaces.

The drive-thru restaurant has been given the most prominent location, occupying a position immediately fronting the entrance roundabout off Hawkeridge Road.

The units will take the form of low level buildings with a mono-pitched roof design and visually pleasing timber cladding and glazed curtain wall elements.

The development has full detailed planning consent.



## TERMS

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

## QUOTING PRICE/RENT

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Please apply to the agents.

## PLANNING

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The buildings have full detailed planning consent for the following use classes in accordance with the Town and Country Planning (Use Classes) Order:

- Drive-Thru/Retail Unit (Class A5/A3)
- Retail Units (Class A5)
- Convenience Retail Store (Class A1)

## SERVICES

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The site will be serviced with all major services including SSE, Wales & West Gas, British Telecom, Virgin, Wessex Water and mains drainage.

## RATEABLE VALUES

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To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

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To be assessed upon completion.

## VAT

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All purchase figures and rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

[hawke-ridge.com](http://hawke-ridge.com)

17,000

daily vehicle movements  
on roundabout



Projected 40,000  
10 minute catchment  
by 2026



Hawke Ridge Business Park

500,000 sq. ft.  
consented development



Pent up demand from  
adjacent business parks  
and Westbury residents



## FURTHER INFORMATION

For further information please contact the agents.

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## IMPORTANT INFORMATION

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**HAWKE  
RIDGE**

**BUSINESS PARK**

**alder king**

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