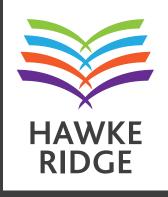
DRIVE-THRU TAKEAWAY & RETAIL UNITS WITH PLANNING CONSENT

30,000 POPULATION WITHIN 10 MINS

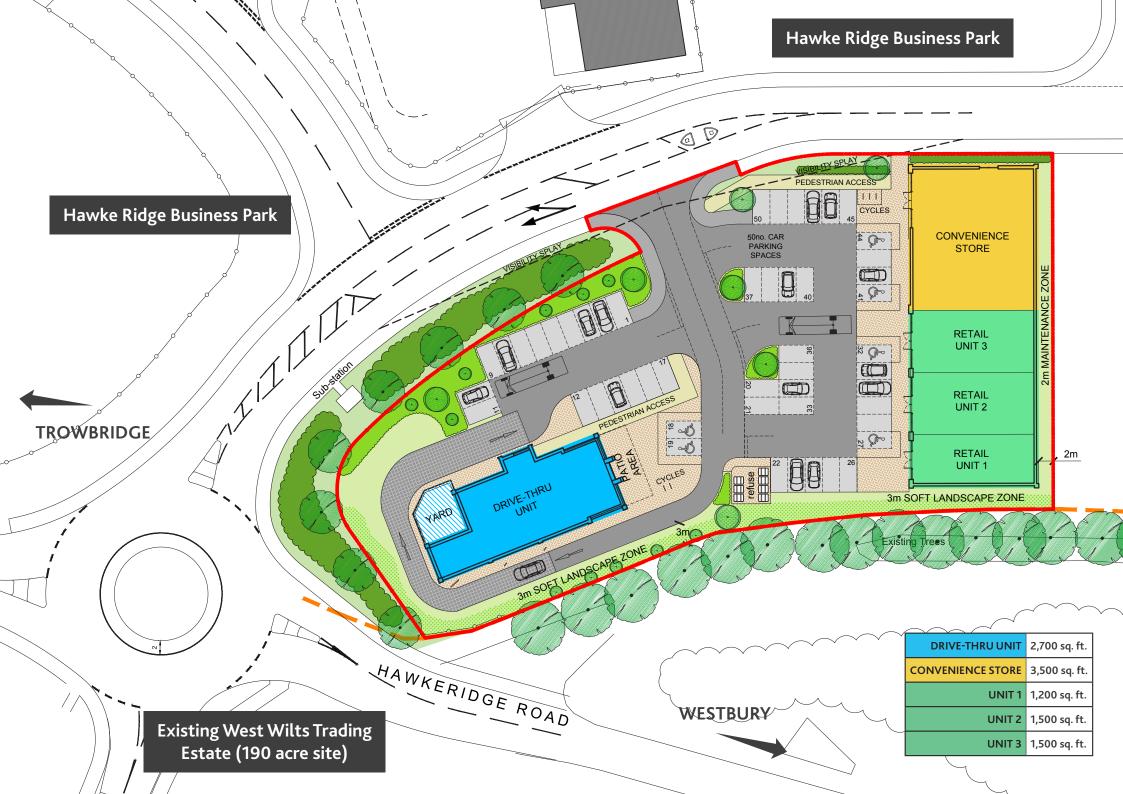
3,000+ WORKERS IN SURROUNDING BUSINESS PARKS

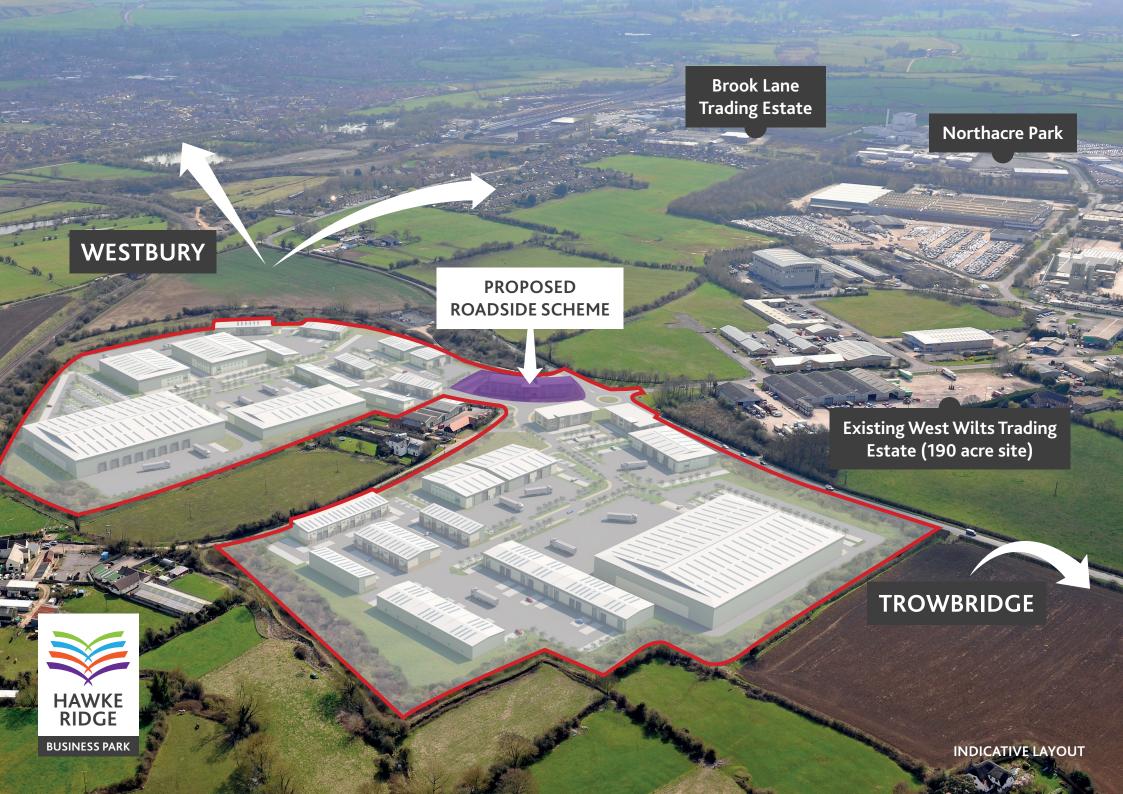
17,000 DAILY TRAFFIC MOVEMENTS



BUSINESS PARK

hawke-ridge.com







BUSINESS PARK

LOCATION

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

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

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

QUOTING PRICE/RENT

Please apply to the agents.

PLANNING

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

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

RATEABLE VALUES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion.

VAT

All purchase figures and rents are quoted exclusive of VAT. SUBJECT TO CONTRACT

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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



For further information please contact the agents.

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IMPORTANT INFORMATION

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