

INDICATIVE LAYOUT

WESTBURY

Brook Lane
Trading Estate

Northacre Park

West Wilts Trading Estate



BUSINESS PARK

HAWKE RIDGE BUSINESS PARK

HAWKE RIDGE BUSINESS PARK

Westbury BA13 4LD



- 35 acre business park providing units up to 250,000 sq. ft.
- Catchment area with a population of over 195,000 (projected to grow to 240,000 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
- Choice of high speed broadband providers
- High capacity electrical connections
- A well landscaped environment with generous planting and screening

Hawke Ridge Business Park is located at the heart of Wiltshire's commercial hub and is designed to meet the needs of forward thinking companies.

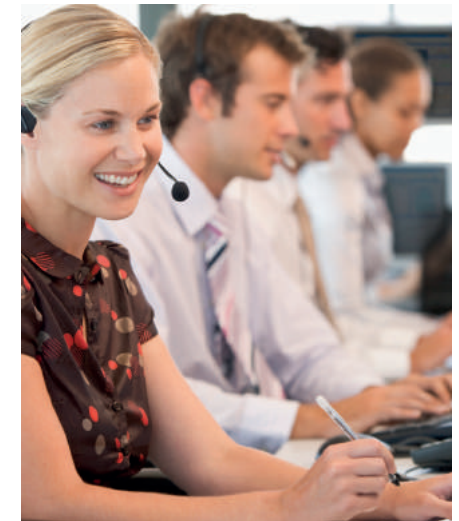
The business park has planning consent for up to 500,000 sq. ft. of employment space and offers the opportunity for a wide range of businesses to locate here. The frontage sites are well suited for roadside uses such as showrooms, hotel and drive-through restaurant/café.

Occupying a strategic location on the A350, and located on the main rail line from London to the South West, 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. All premises will have the choice of high speed broadband provider, potential high capacity electrical connections and good transport links.

The development will deliver high quality commercial space within a landscaped setting making it a perfect environment in which to do business. Wiltshire offers many lifestyle advantages as well as a highly skilled workforce.

Please take a look inside and find out more about the most important commercial development in the heart of Wiltshire.



INDUSTRIAL & DISTRIBUTION



OVERVIEW

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

Westbury benefits from excellent road and rail links. It is already a proven and established industrial location with many occupiers in the adjacent West Wilts Trading Estate and Northacre Park.

This combined area of employment which exceeds 190 acres includes occupiers such as Welton Bibby & Baron, Audience Systems, Rygor Commercial Ltd, Arla Foods UK, Tuffnells Parcel Express, Taylor Davis and The Spectra Group.

A variety of unit sizes to suit occupiers' specific needs can be delivered.

DEVELOPMENT PROPOSAL

- Unit sizes up to 250,000 sq. ft.
- Large external yard areas can be provided
- 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 construction
- 6-15 metre eaves heights
- 30-50 Kn m² floor loadings
- High capacity electricity supply available if required
- Full tenant fit out options to suit occupier requirements



**HAWKE
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BUSINESS PARK

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OFFICE/RESEARCH & DEVELOPMENT



OVERVIEW

Hawke Ridge Business Park provides an opportunity for Research & Development and Office businesses across the region to occupy modern bespoke space in a high quality managed environment.

Drawing on a significant catchment population of over 195,000 (projected to grow to 240,000 by 2026) and with excellent communication links, Hawke Ridge Business Park is ideally located to cater for office occupiers in the mid-Wiltshire area seeking new efficient accommodation.

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

DEVELOPMENT PROPOSAL

- Excellent road, rail and IT infrastructure
- No operating restrictions
- Choice of high capacity broadband providers
- 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 and service yards to suit
- Bespoke design and layout to meet occupier requirements



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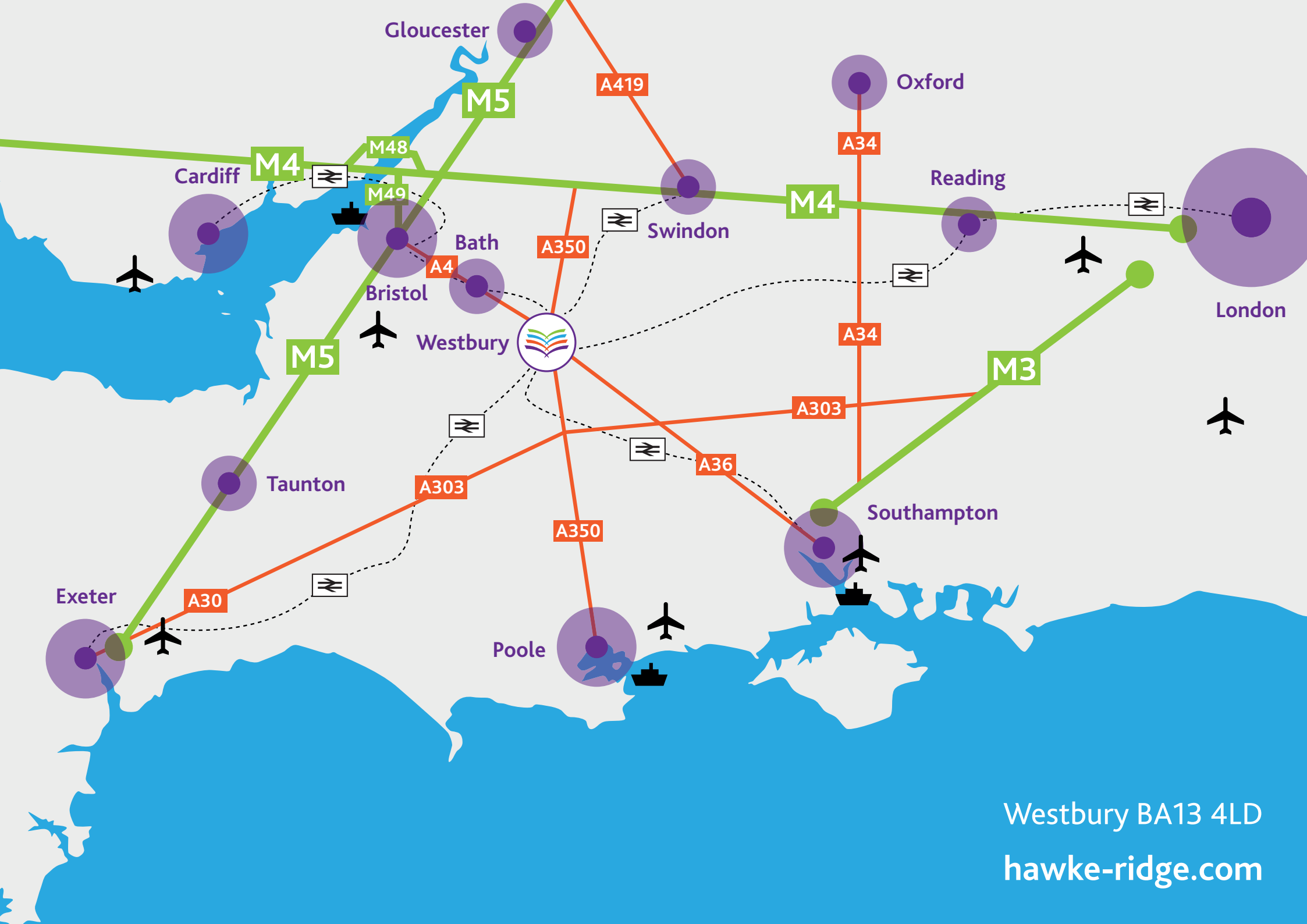
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TRANSPORT CONNECTIONS

Hawke Ridge Business Park is located adjacent to one of the largest employment areas in the South West with a combined area in excess of 190 acres.

The business park lies just to the north west of Westbury, a thriving market town in west Wiltshire with many road and rail connections across the region including the A36 and A350 trunk roads which connect to the M4, M5 and A303 corridors to London, the Midlands and the South West.

The ports of Southampton, Avonmouth and Royal Portbury are all within a one to two hour HGV drive time. The town is on a major rail interchange with direct services to London, Bristol, Exeter, Plymouth and Penzance.

Bristol International airport is 30 miles away and offers flights to a wide range of national and international destinations, including the USA.



INDICATIVE BUILDING



DESTINATION	DISTANCE	HGV DRIVE TIME	DESTINATION	DISTANCE	HGV DRIVE TIME
Bath	18 miles	50 minutes	Southampton	72 miles	2 hours 20 minutes
Swindon	36 miles	1 hour 15 minutes	Cardiff	74 miles	2 hours 22 minutes
Bristol	43 miles	1 hour 25 minutes	Reading	87 miles	2 hours 40 minutes
Avonmouth	48 miles	1 hour 38 minutes	Portsmouth	89 miles	2 hours 53 minutes
Poole	53 miles	2 hours 22 minutes	Exeter	90 miles	2 hours 55 minutes
Taunton	68 miles	2 hours 24 minutes	London	115 miles	3 hours 50 minutes

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Development by
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 Commercial Property

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