

FOR SALE/TO LET
Westbury

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PROPERTY CONSULTANTS



A DESIGN AND BUILD WAREHOUSE BUILDING

**Merlin 1
Hawke Ridge Business Park
Westbury
BA13 4LD**

**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

Merlin 1, Hawke Ridge Business Park, Westbury BA13 4LD

Location

Hawke Ridge Business Park is a £50million 35 acre mixed use development situated equidistant between Westbury and Trowbridge. The Park is close to the well established West Wilts, North acre 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 30 miles from the Business Park.

Westbury has a major rail interchange with direct mainline services to London, Bristol, Exeter, Southampton, Plymouth and Penzance.

The 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.

The Business Park

Hawke Ridge Business Park has secured an outline planning consent across the whole 35 acre site to provide up to 500,000 sq ft of employment space.

In addition to securing detailed planning consent for four distribution buildings, a detailed planning application has recently been submitted for a Roadside scheme at the entrance to the Business Park to provide facilities for occupiers.

A further detailed application has been submitted for a small unit scheme of 20 buildings to be known as Kestrel Court.

Individual requirements for other sizes and uses are available across the business park.

Description

The Merlin Buildings will provide warehouse and ancillary office space within a well landscaped business park. The accommodation can be tailored to meet the occupiers' individual requirements including achieving the highest standards in sustainable construction and energy efficiency thus reducing running costs.

The new building is designed to be 8m high with three full height loading doors. It will incorporate circa 5% of the floorspace for office and amenity uses.

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.

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

A detailed specification for the building is available on application to the agents.

Accommodation

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

Area	Sq ft	Sq m
Warehouse	34,867	3,239
Ancillary Office	1,466	136
TOTAL	36,333	3,375

Terms

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

Planning

The building is currently consented for storage and 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. It is anticipated the new building will have an EPC of Band B or above.

VAT

Figures are exclusive of VAT, if applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

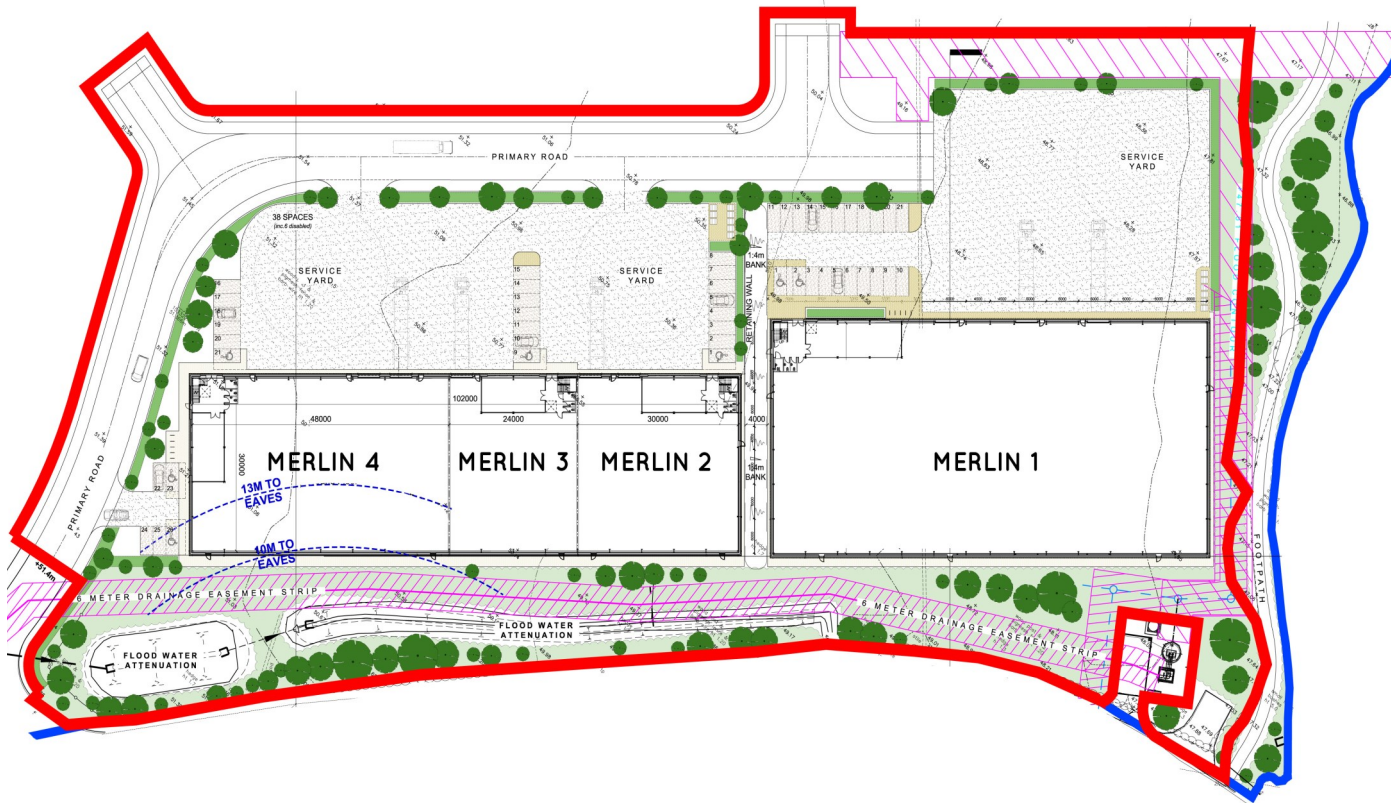
Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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