



For Indicative Purposes Only

Merlin 2, 3 & 4
Hawke Ridge Business
Park
Westbury
BA13 4LD

Design & Build Warehouse Buildings
8,725 - 35,955 Sq Ft (810 – 3,339 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.

Planning applications have recently been submitted for a small unit scheme of 20 units and a Roadside scheme at the entrance to the Business Park to include a drive-through, three retail units and a convenience store.

DESCRIPTION

These bespoke contemporary units 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 and will benefit from state-of-the-art IT connections.

A specification for the buildings 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.

TERMS

The buildings 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
Merlin 2	10,704	994
Merlin 3	8,725	810
Merlin 4	16,526	1535
TOTAL	35,955	3,339

PLANNING

The buildings are 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.

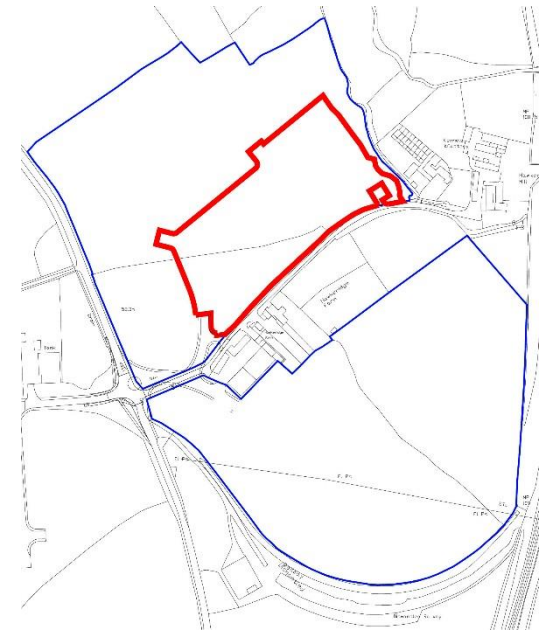
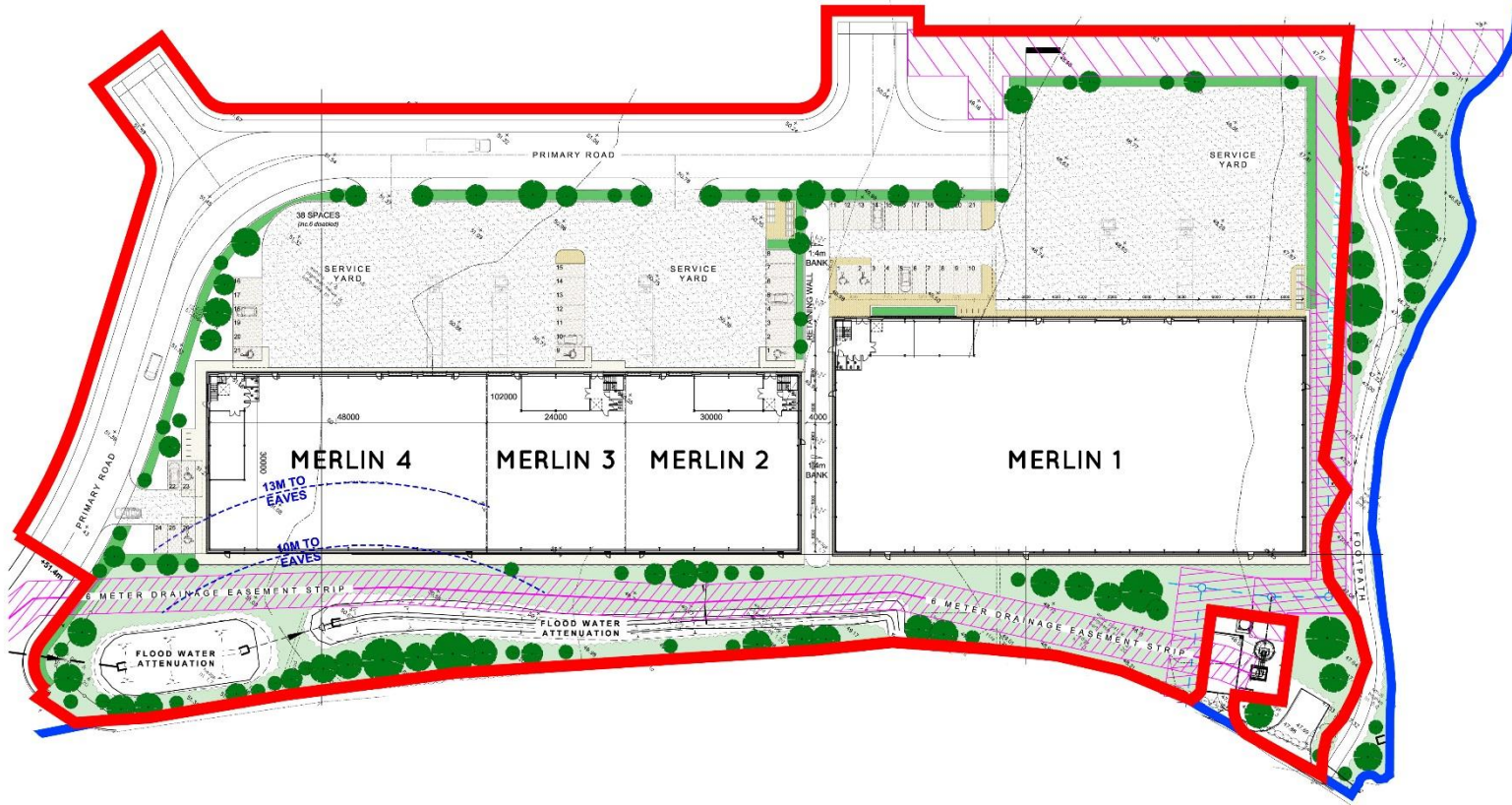
ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion. However, it is anticipated that the new buildings will have an EPC of Band B or above.

VAT

Figures are exclusive of VAT.

SUBJECT TO CONTRACT

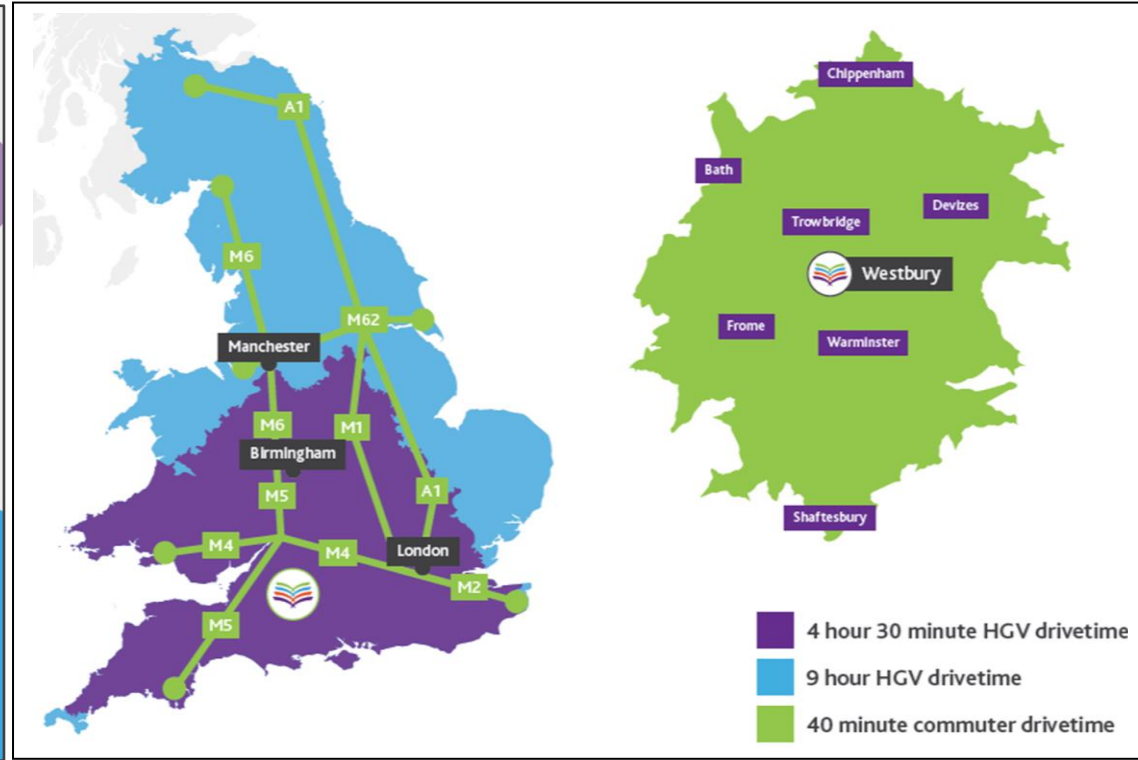
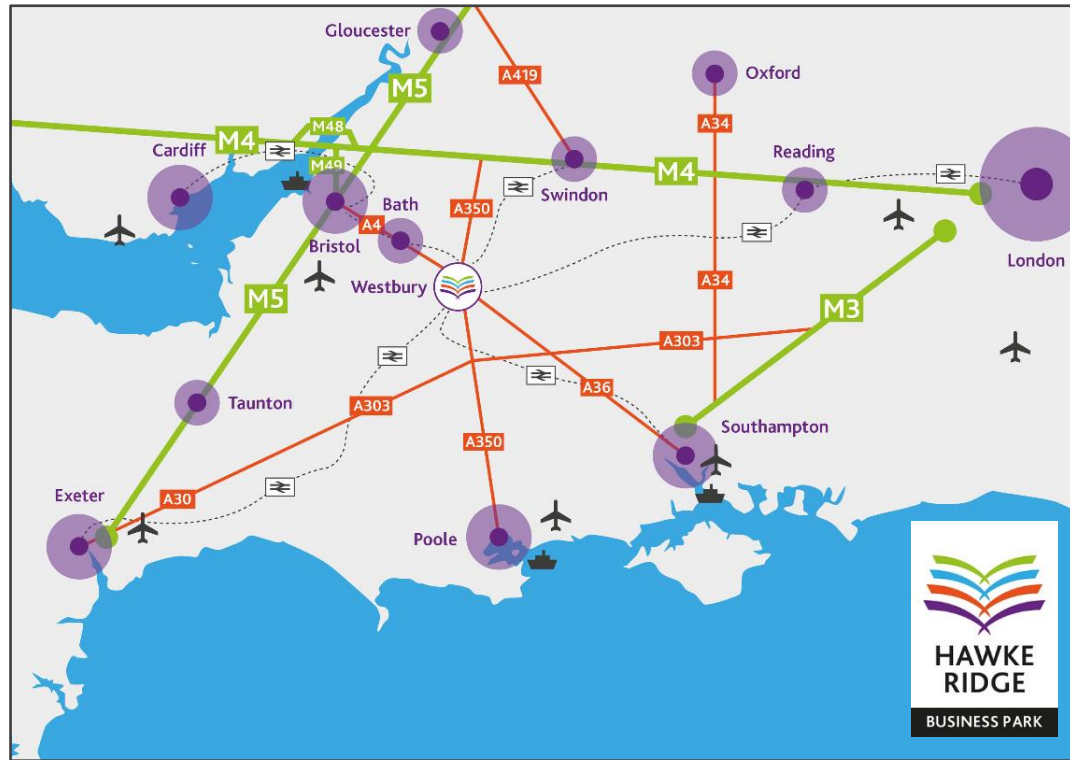


IMPORTANT INFORMATION

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HAWKE RIDGE BUSINESS PARK



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