



commercial property consultants

TO LET

**UNIT 1, FALCON PARK, HEADQUARTERS ROAD,
WESTBURY BA13 4GZ**



5,907 sq ft (548.78 sq m)

**INDUSTRIAL/WAREHOUSE UNIT
ESTABLISHED TRADING ESTATE
FLEXIBLE LEASE TERMS AVAILABLE**

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Westbury is situated on the A350, approximately 12 miles south east of Bath and 5 miles south of Trowbridge. Junction 17 of the M4 can be accessed via Chippenham, which is approximately 16 miles to the north.

The West Wilts Trading Estate is a large and well established commercial centre located on the northern edge of the town.

Falcon Park is located on Headquarters Road, which is one of the main roads on the West Wilts Trading Estate.

DESCRIPTION

Falcon Park comprises ten industrial warehouse units arranged over two terraces.

Unit 1 comprises an end of terrace unit of steel portal frame construction, externally clad with full height metal profile sheet cladding. Access to the unit is gained via a roller shutter loading door in the front elevation. There is a separate personnel entrance.

Internally, the warehouse benefits from a clear eaves height of approximately 5.75m. At the front of the premises there is a WC. Office accommodation could be added at ground floor level if required. There is a 3 phase electricity supply and capped gas.

Externally there is allocated parking and service yard areas to the front.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Warehouse, inc WC **548.78 m² 5,907 ft²**

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

QUOTING TERMS

£35,000 per annum exclusive.

Please note that all quoted rents are exclusive of service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

BUSINESS RATES

The current rating list (2023) shows the unit as having a Rateable Value of £24,250 and it is currently assessed as "Warehouse and Premises".

Please note the Rateable Value is not the same as the rates payable. This is calculated by reference to the Uniform Business Rates multiplier (UBR) which changes at the start of each tax year.

EPC

A copy of the Energy Performance Certificate is available upon request.

The property has an Energy Performance rating of: C57.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

FOR FURTHER INFORMATION

Please contact:
Ralph Wells
T: 01793 232658/07957 739858
E: ralph@wbmproperty.co.uk

Or

Chris Brooks
Whitmarsh Lockhart
01793 544834 / 07733 114566

11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited, Hermes House, Fire Fly Avenue, Swindon SN2 2GA