



**ALLOCATED  
EMPLOYMENT LAND**

**B1, B2 and B8 USES**

**FOR SALE FREEHOLD**

**Approximately  
5.14 hectares /  
12.7 acres**

**JUBILEE BUSINESS PARK, BATH ROAD, WARMINSTER, WILTSHIRE**

## LOCATION

Warminster is an attractive and popular town located on the northern edge of Salisbury Plain.

It has excellent road connections via the A36 north to the City of Bath (16 miles); junction 18 of the M4 motorway (20 miles) and south to City of Salisbury (21 miles) and the south coast ports (Southampton 45 miles).

The A350 leads north to Chippenham (20 miles and Junction 17 of the M4 Motorway (23 miles) and south to the popular tourist attraction town of Shaftsbury (16 miles) and the south coast town of Poole (40 miles).

Warminster has the benefit of a train station providing a regular service north to Bristol Temple Meads; South to Salisbury and Portsmouth Harbour and west to London Waterloo.

Bristol International airport is approximately 37 miles north west of Warminster.



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## DESCRIPTION

Jubilee Business Park forms part of a major expansion zone of approximately 84 hectares (207 acres) to the west of Warminster known as the West Warminster Urban Extension.

The project will encompass up to 1,000 residential dwellings; a local centre; an employment area of 5.6 hectares (13.8 acres); educational and recreational facilities.

The employment land is edged red on the plan below.



The land will be accessed via new access from Bath Road.

## PLANNING

The whole development was granted outline planning consent by Wiltshire Council on the 15<sup>th</sup> December 2020 under planning application reference number 15/01800/OUT.

The consent for the “employment area” permits uses falling under Use Classes

B1 (now superseded by Use Class E) (office and light industrial uses)

B2 (General industrial uses) &

B8 (Warehouse and distribution uses).

## TERMS

Expressions of interest are invited for the freehold interest of the land.

All land sales will be subject to VAT at the standard rate.

## SERVICES

All mains services – electricity, water, drainage and gas will be provided to the edge of the land.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

## VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details prepared November 2022.

## Disclaimer

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