



commercial property consultants

TO LET

UNIT 2 FALCON PARK, HEADQUARTERS ROAD,
WEST WILTS TRADING ESTATE,
WESTBURY BA13 4GZ



798 M² (8593 FT²)
INDUSTRIAL WAREHOUSE UNIT
ALLOCATED PARKING & LOADING AREA
2 STOREY FITTED OFFICE

CONTACT RALPH WELLS 07957 739 858

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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 16 miles to the north.

The West Wilts Trading Estate is a large commercial centre located on the northern edge of the town. Falcon Park is situated on Headquarters Road, which is one of the principle estate roads on the estate.

DESCRIPTION

Falcon Park comprises 10 industrial/warehouse units arranged over two terraces.

Unit 2 comprises a mid terrace unit of steel portal frame construction, externally clad with full height metal profile sheet cladding.

At the front of the unit there is a reception/office with WC's and kitchenette. At first floor there is additional office accommodation.

The warehouse is accessed by a roller shutter loading door in the front elevation. The warehouse benefits from a minimum clear eaves height of 5m, a three phase electrical power supply, warehouse lighting and mains gas supply.

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	700 m ²	7,535 ft ²
Ground Floor	50 m ²	538 ft ²
First Floor	48.3 m ²	520 ft ²
TOTAL	798 m²	8593 ft²

TENURE

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

QUOTING TERMS

£42,950 per annum exclusive.

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

BUSINESS RATES

The current Rating List (2017) shows the units as having a rateable value of £25,000.

Please note the rateable value is not the same as the rates payable.

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ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.
The property has an energy performance rating of D:82.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction
Contacts.

FOR FURTHER INFORMATION

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