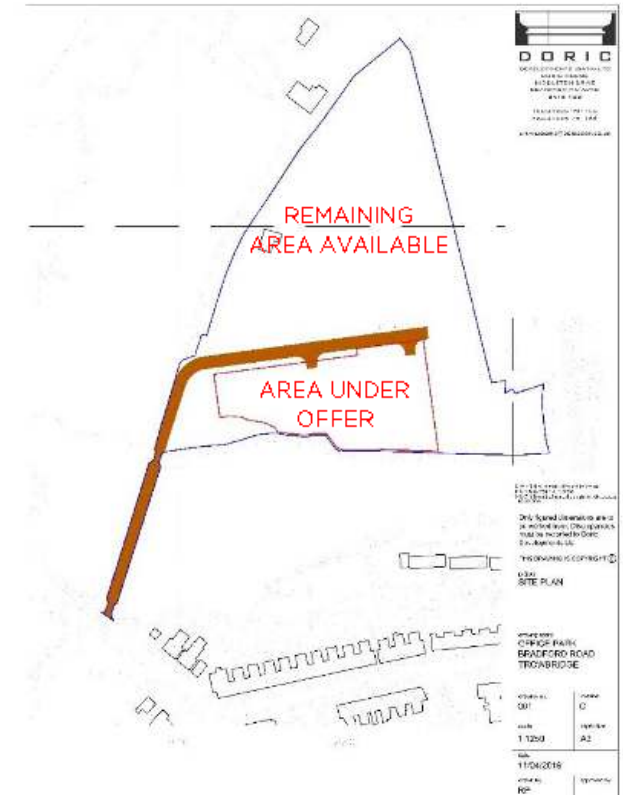


# FOR SALE

# Carter Jonas



Land Off Bradford Road  
Trowbridge  
Wiltshire  
BA14 9AX

Strategic Employment Land

Approximately 2.14 Hectares (5.28 Acres) Remaining

- Outline Consent For 4,614 Sq M (49,760 Sq Ft) B1 & B8 Units
- Prominent Location Adjacent To A363
- Potential For A Variety Of Uses (Subject To Planning)
- Short Walk To Trowbridge Town Centre

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## LOCATION

The site is located to the north of Trowbridge town centre on the main A363 to Bradford on Avon. Currently, right of access to the site is via a single track private road which is shared with Wessex Water accessing the Sewerage Works to the north of the site.

Trowbridge is the county town of Wiltshire and has a population of approximately 43,000. The town is situated on the A350 which joins the M4 at Junction 17 providing access to Bristol and Wales to the west and linking with Reading and London to the east. In addition there are good rail connections including a high speed link to London Paddington from Chippenham, Bath and Westbury.

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## DESCRIPTION

The site is approximately 3.2 hectares (7.90 acres) in total. Approximately 2.14 hectares (5.28 acres) remain available. The site is allocated as the Bradford Road Principal Employment Area within the development plan. The site is currently used as pastureland.

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## PLANNING

Outline planning consent was granted in November 2015 for 29 B1 (light industrial) and 3 B8 (storage) units. Full planning details can be found on the Wiltshire Council Planning website ([www.wiltshire.gov.uk/planning](http://www.wiltshire.gov.uk/planning)) under application number 15/06836/OUT.

Please note that this permission excludes some additional allocated land to the east and that the design of the industrial units allows for the provision of mezzanine floors.

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## PRICE

Offers invited.

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## TENURE

The property is freehold and will be sold with vacant possession subject to maintaining access rights to the sewerage treatment plant.

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## VAT

Figures are exclusive of VAT, if applicable.

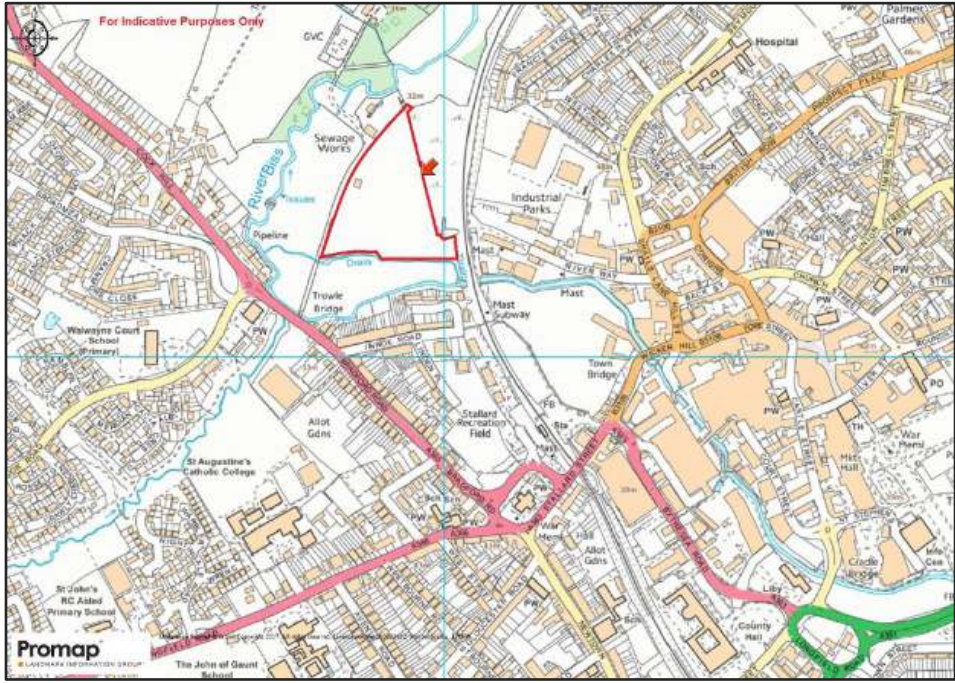
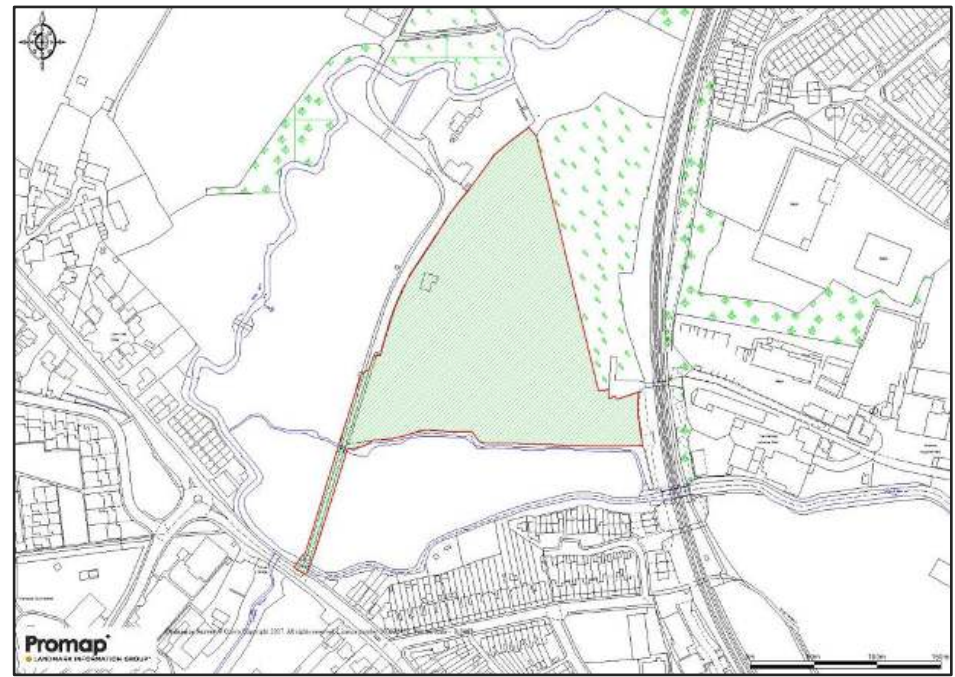
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## VIEWING

Strictly by appointment with the selling agent.

SUBJECT TO CONTRACT







## Artist Impression



**Carter Jonas**

Colin Scragg FRICS or Alison Williams MRICS

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### IMPORTANT INFORMATION

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**Carter Jonas**