

For Identification Purposes Only



**Unit 1**  
Ivy Mill Farm  
Westbury  
BA13 4NL

**Storage Unit**

Extending to 1,702 Sq Ft (158.12 Sq M)

- Flexible Terms
- Additional Yard Areas Available
- Good access to the A350

## LOCATION

The property is located approximately 6 miles to the east of Trowbridge and 14 miles south of Chippenham. Access to the M4 is by way of the A350.

## DESCRIPTION

The property comprises a semi-detached portal framed storage building with loading to the front. The building is conveniently located close to the public highway with roadside access.

## QUOTING PRICE

£12,500 per annum, exclusive.

## TERMS

The unit will be available to let on a new lease on a terms to be agreed,.

## SERVICES

Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

## ACCOMMODATION

Storage Unit	158.12 Sq M	1,702 Sq Ft
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## PLANNING

We are advised that the most recent use for the building is for that of storage..

## EPC

An EPC is not required as the building is for storage only and does not have heating.

## VAT

All prices quoted are exclusive of VAT if applicable.

## LEGAL COSTS

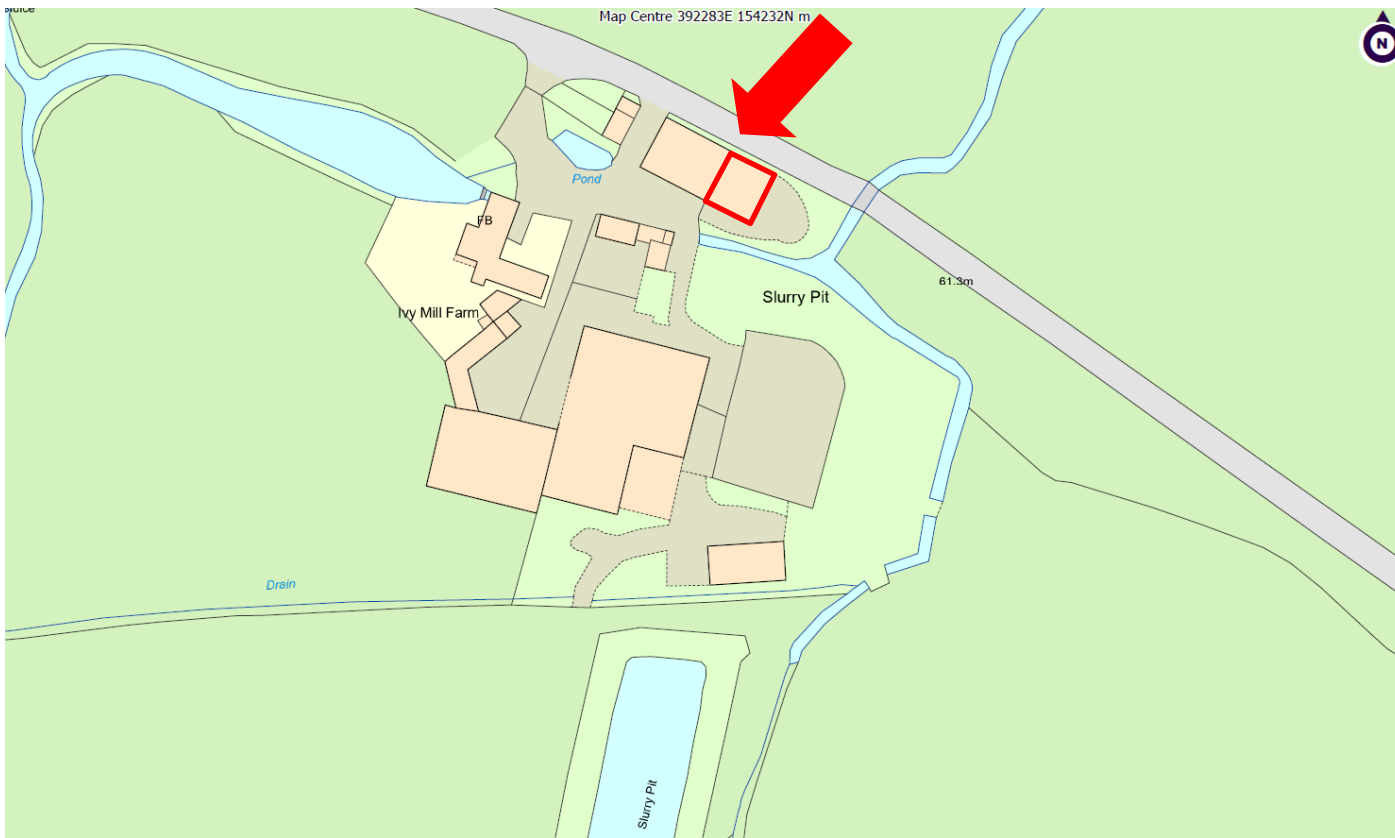
Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

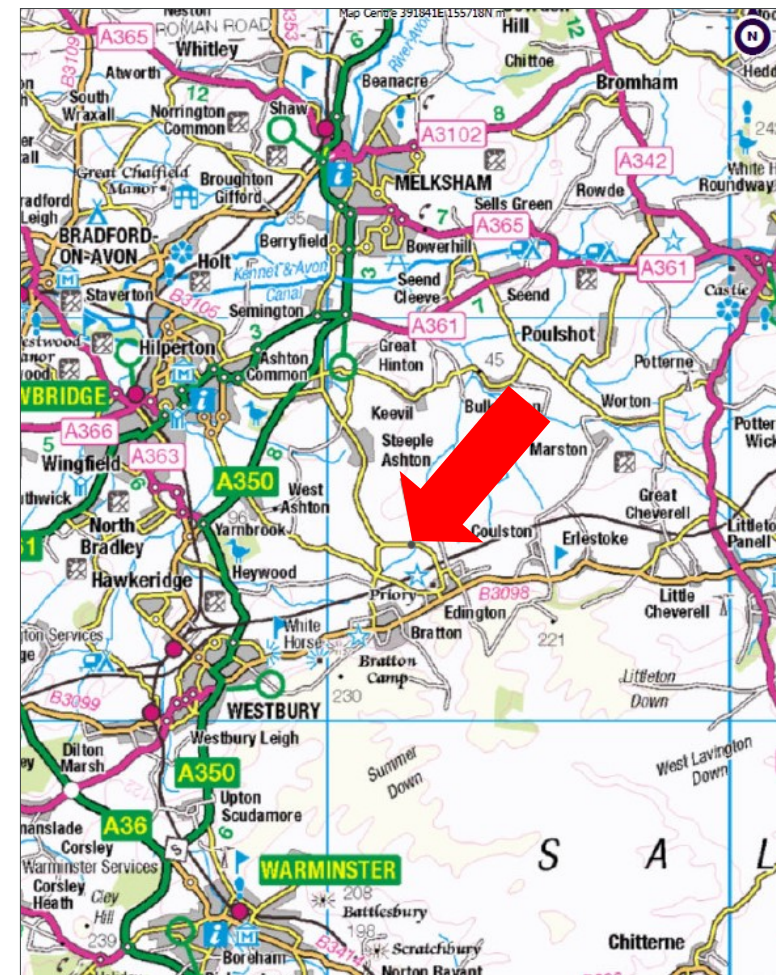
Viewings can be arranged by prior appointment with sole agents Carter Jonas.

**SUBJECT TO CONTRACT**





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## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**November 2022**

**Carter Jonas**