



**Unit 22**  
**Woodland Industrial Estate**  
**Eden Vale Road**  
**Westbury**  
**BA13 3QS**

**Industrial / Warehouse Unit**

**Approximately 1,540 Sq Ft (143.07 Sq M)**

- **Located on an established industrial estate**
- **Good road / rail links**
- **Mid-terraced unit**
- **Allocated car parking with shared EV charging**



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## LOCATION

The property is located on Woodland Industrial Estate, a modern well managed estate providing a range of commercial units. Located close to Westbury's Town Centre and mainline railway station. Westbury is a busy and expanding town with a population of approximately 15,000. It is located in west Wiltshire, with direct access onto the main A350 leading north to Junction 17 of the M4 motorway at Chippenham and south to the A303 and South Coast Ports.

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## DESCRIPTION

Unit 22 is a mid-terraced commercial unit of steel portal frame construction and includes a WC. 3 allocated car parking spaces with shared EV charging points on site.

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## SERVICE CHARGE

A service charge will be payable for the maintenance of the estate's common parts and landscaping. The estimated annual service charge for 2023/24 is £391.29 per annum and the building insurance premium for 2023/24 is £468.60 per annum (please note this excludes contents).

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## SERVICES

Mains electricity supply will be connected however, any incoming tenant must satisfy themselves as to the state and condition of the services.

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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and extend to:

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Unit 22	143.07 Sq M	1,540 Sq Ft
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## QUOTING RENT

£13,500 per annum, exclusive.

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## TERMS

The property is available to let by way of a full repairing and insuring lease on terms to be agreed.

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## PLANNING

The property is currently used for X however, prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or

Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

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## BUSINESS RATES

According to the Valuation Office website, the property has a rateable value of £9,600 and is described as Warehouse & Premises.

Prospective tenants are advised to make their own enquiries as to the exact rates payable.

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## LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

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## VAT

All figures quoted are exclusive of VAT, if applicable.

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## EPC

The property has an EPC rating of C (67).

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## VIEWINGS

Viewings can be arranged by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



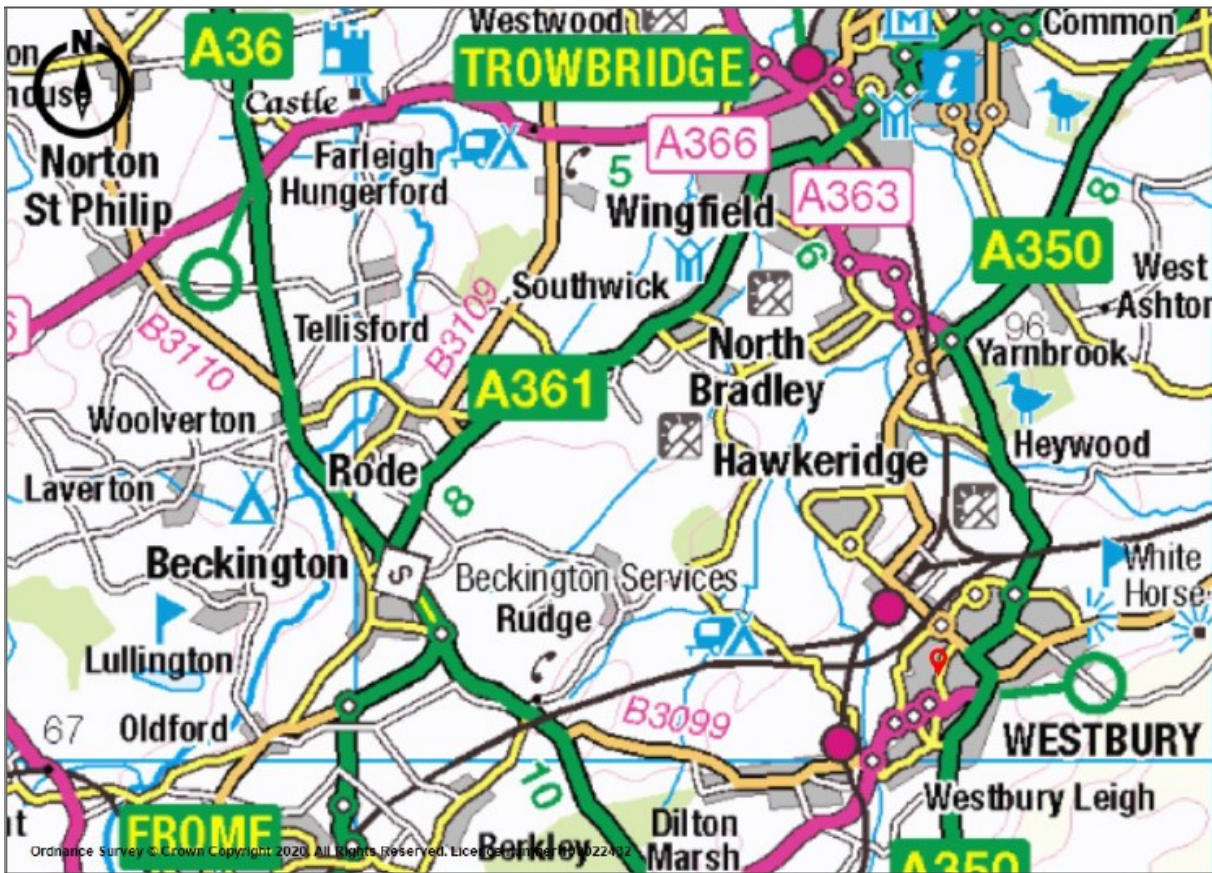
**SUBJECT TO CONTRACT**





**FOR IDENTIFICATION PURPOSES ONLY**





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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 2023

**Carter Jonas**