



2 Brook Lane  
Westbury  
Wiltshire  
BA13 4EN

Detached, Double Bay Warehouse with Yard  
Approximately 18,385 Sq Ft (1,708 Sq M)

- Rare Freehold Opportunity.
- Established Industrial Location.
- Concrete yard areas.
- 10 roller shutter doors.
- Crane Gantry.
- Eaves height in excess of 6m.

## LOCATION

The warehouse is located in Westbury, Wiltshire in an established industrial location, close to West Wilts Trading Estate. It is highly accessible being just over a mile from the A350 which connects the M4 to the north & Poole to the south.

The site is accessed from Brook Lane. Other nearby occupiers include Savencia, Arla, Welton Bibby & Baron, Rygor Commercial and Copart.

## DESCRIPTION

The property consists of a double bay warehouse/ industrial building of steel portal frame construction.

The building benefits from 8 roller shutter doors to the front elevation (approx. 5m high x 4.3m wide) with a further 2 on the side elevation (approx. 5m wide x 5.3m wide). To the rear of the property is an annex with vehicular access.

Internally the building is fitted with a crane gantry. Externally concrete yard areas are located to the front and side.

## GUIDE PRICE

£1.6 million, exclusive.

## SERVICES

We are informed that the unit has a water supply. Electricity is available but not connected. There is surface water drainage. Gas connection is available but has been terminated at Brook Lane. Prospective purchasers are advised to make their own enquiries in respect of the availability and capacity of services.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice. The following areas have been calculated:

	Sq M	Sq Ft
Warehouse	1,627	17,513
Annex	81	872
<b>Total</b>	<b>1,708</b>	<b>18,385</b>

## TERMS

The property is available by way of a freehold sale.

## PLANNING

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

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

Tel: 0300 346 0114

## BUSINESS RATES

The business rates for the property need to be re-assessed.

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

## VAT

All figures quoted are exclusive of VAT, if applicable.

## EPC

The property has Energy Performance Certificate Rated:

Warehouse: 56 (C)

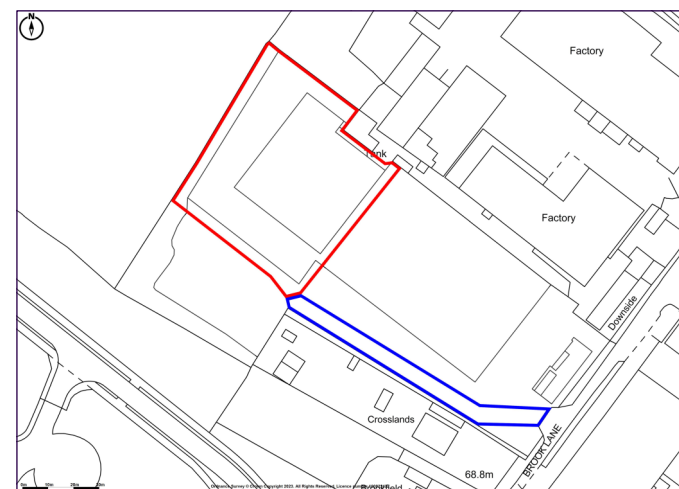
Annex: 89 (D)

## LEGAL COSTS

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

## VIEWINGS

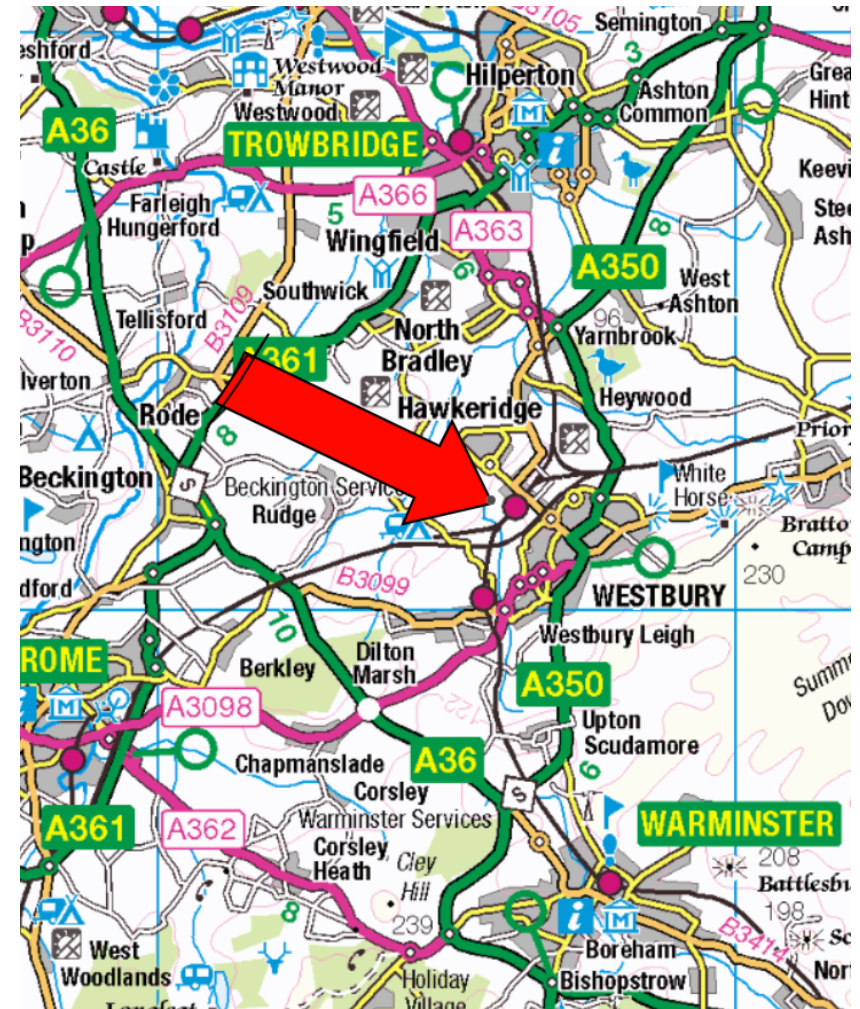
Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



**For Identification Purposes Only**

**SUBJECT TO CONTRACT**





**For Identification Purposes Only**

## 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**