



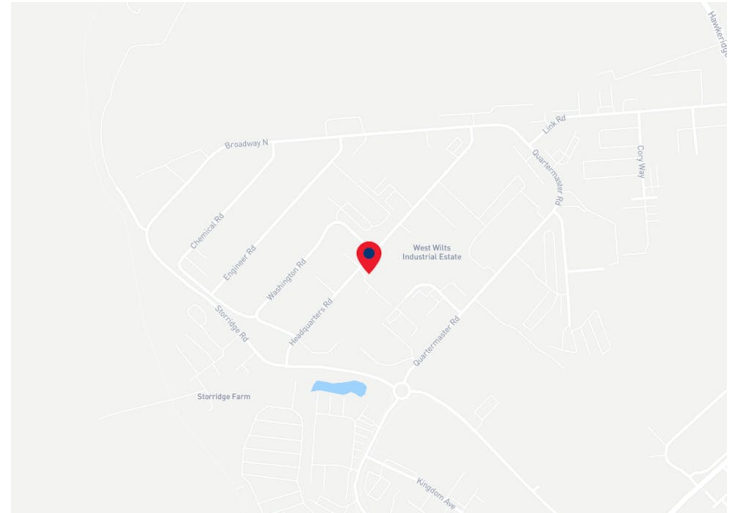
Unit 1 Falcon Park

Headquarters Road, Westbury, BA13 4GZ

**INDUSTRIAL / WAREHOUSE
UNIT ON AN ESTABLISHED
TRADING ESTATE**

5,907 sq ft
(548.78 sq m)

- INDUSTRIAL / WAREHOUSE UNIT
- ESTABLISHED TRADING ESTATE
- FLEXIBLE LEASE TERMS AVAILABLE
- 5.75M MINIMUM EAVES
- 3-PHASE POWER SUPPLY



Summary

Available Size	5,907 sq ft / 548.78 sq m
Rent	£35,000.00 per annum
Rateable Value	£24,250.00
Rates Payable	£12,416 per annum
EPC	C (57)

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 approximately 16 miles to the north.

The West Wilts Trading Estate is a large and well established commercial centre located on the northern edge of the town. Falcon Park is located on Headquarters Road which is one of the main roads on the Trading Estate.

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<https://what3words.com/tunnel.swing.unsigned>

Description

Falcon Park comprises ten industrial warehouse units arranged over two terraces.

Unit 1 comprises an end of terrace unit of steel portal frame construction, externally clad with full height metal profile sheet cladding. Access to the unit is gained via a roller shutter loading door in the front elevation 4m (W) x 4.25m (H). There is also a separate personnel entrance door.

Internally, the warehouse benefits from a clear eaves height of approximately 5.75m. At the front of the premises there is a WC. Office accommodation could be added at ground floor level. There is a 3-phase electricity supply and capped gas.

Externally there is allocated parking and service yard areas to the front.

Accommodation

Name	sq ft	sq m
Ground - Warehouse Inc WC	5,907	548.78

Viewings

By prior appointment through the joint agents.



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