



2 Brook Lane, Westbury BA13 4EN

**TO LET /
FOR SALE**

Detached Double Bay Warehouse For
Sale With Yard

**18,335 Sq Ft
(1,703 Sq M)**

DESCRIPTION

The property consists of a detached double bay warehouse with a large yard to the front and side. It is accessed via a shared drive. The property benefits from eight roller shutter doors on the front elevation (approx. 5m high by 4.3m wide) with a further two on the side elevation (approx. 5m high by 5.3 wide). To the rear of the property is an annex with vehicular access. We are informed that the unit has a water supply, electricity and sewage onsite but these are disconnected due to the current use. Site totals approx. 1.76 acres

- ✓ Established Industrial / Distribution location
- ✓ Just over 1 mile from the A350
- ✓ Site approximately 1.76 acres
- ✓ Eaves height of 8 metres, rising to 9.2 metres at apex
- ✓ Yard depth of 30m
- ✓ Benefiting from 10 Roller Shutter Doors on 2 elevations



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 M5 to the north to Poole in the south. The site is accessed via a private drive off Brook Lane which is shared with Autoexcel. Other nearby occupiers include Savencia & Arla.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	17,518	1,627
Annex	818	76
Total	18,335	1,703

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

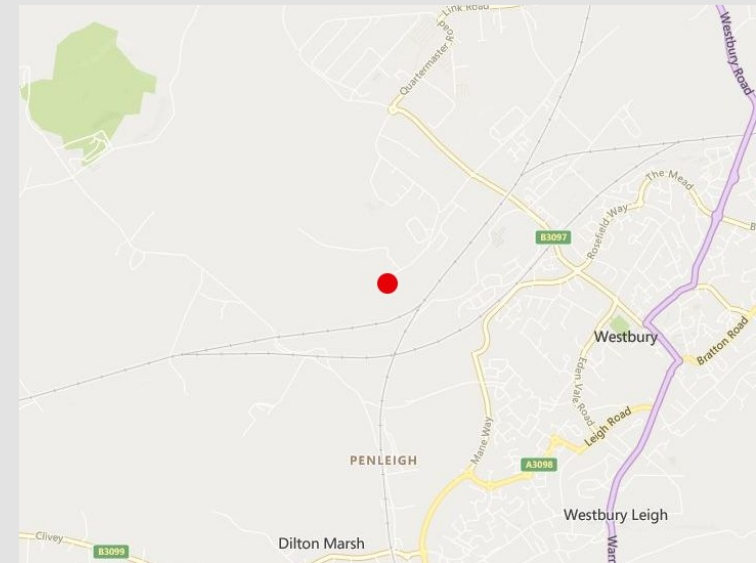
BUSINESS RATES

Rateable Value : £27,250

Uniform Business Rates Payable per annum (2021/22) :
£13,952

TERMS

The property is available by way of a freehold sale with a guide price of £1.4 million. Alternatively our client would consider leasing the unit.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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