

# 3 Quatermaster Road

West Wilts Trading Estate  
Westbury · Wiltshire · BA13 4JT



**For Sale or To Let**  
(Short or long term)

From 2 acres (0.81 ha) to  
10.9 acres (4.4 ha)

Concrete hard standing/  
yard areas with warehouse  
and offices





### Location

Westbury is a growing town located on the A350 providing a direct route to Junction 17 of the M4 to the north and A36 and A303 to the south. The property is situated one mile to the north west of Westbury on the long established and popular West Wilts Trading Estate which is home to a number of well known companies such as Welton Bibby & Baron, Copart, Rygor Group, Tuffnells and Taylor Davis. Westbury's mainline railway station provides direct access to London, Southampton and Salisbury to the East and Bath and Bristol to the West.

### Description

The site extends to 10.9 acres of concrete hard standing/readily useable yard area. A small proportion of the site has been levelled with hardcore following the demolition of the Celcon factory. The buildings on site include a warehouse/workshop of steel portal frame construction with steel profile elevations under a steel clad roof incorporating roof lights benefiting from an internal eaves height of 5m and loading doors to the front (4.98 m high x 3.9m wide). A second detached building provides single storey self contained office accommodation. The whole site is enclosed by a security fence with access gates fronting both Headquarters Road and Quartermaster Road.

### Accommodation

Workshop/Warehouse	5,296 sq ft	492.0 sq m
Offices	2,846 sq ft	264.0 sq m

Site Area 10.9 acres (4.4ha).

### Terms

The property is available on a for sale or a to let basis as a whole or in part. Please apply to the agents for further information.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. K/Hollister HD1554 07/14

### Service Charge

A service charge which currently equates to £10,000 per annum is applicable to the property to cover a contribution towards the maintenance of the common roads and services.

### Services

We are advised that the office building has mains water and gas connected and the warehouse has electricity connected. We have not verified the existence or tested any of the service installations and advise that interested parties make their own investigation into their state and condition.

### Rateable Value

To be re-assessed. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority – Wiltshire Council: 0300 456 0100.

### EPC

Rated D (99).

### VAT

All prices quoted are exclusive of VAT which is chargeable.

### Legal Costs

Each party to be responsible for their own legal costs.

### Subject to Contract

### Viewing

For further information, please contact the sole agents.



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