



EPC E/109

£125,000+VAT Long Leasehold

Unit 12  
The Brunel Centre  
Westbury

COOPER  
AND  
TANNER



# Unit 12

## The Brunel Centre

### Westbury BA13 4QT

**£125,000 + VAT Long Leasehold**

#### Description

Unit 12 The Brunel Centre comprises a modern and purpose built light industrial premises, constructed circa 2004.

The premises offer versatile accommodation ideal for a range of trades and businesses. Internal accommodation arranged as follows over the ground floor.

Lobby/Reception area (8.76m<sup>2</sup>), DDA compliant WC with wash hand basin, cupboard (1.88m<sup>2</sup>), spinal corridor, Warehouse/storage 1 (24.5m<sup>2</sup>), Warehouse/storage 2 inc. kitchenette (16.63m<sup>2</sup>), Office 1 (16.03m<sup>2</sup>), Office 2 (13.24m<sup>2</sup>), Office 3 (7.58m<sup>2</sup>).

Net ground floor area 86.74m<sup>2</sup> (933ft<sup>2</sup>)

There is a further storage area above the 2 warehouses/storage areas measuring 44.68m<sup>2</sup> (480ft<sup>2</sup>).

Access via pedestrian and manual roller shutter door.

The unit forms part of a small development benefiting from generous on-site communal parking provision with 4 allocated spaces.

There is an Estate Service Charge which we are advised by the vendor is currently circa £150 P.A.

The West Wilts town of Westbury has benefited from significant commercial and residential development in recent years, and services a wide and diverse catchment area.

The town is served by a well-defined local road network, and nearby towns including Warminster, Frome, Trowbridge, Bradford on Avon and Melksham.

#### Directions

From Westbury Town Centre – proceed along Haynes Road and at the 1st mini roundabout bear left into Station Road. Continue along the road for some distance passing Westbury Railway Station on the left.

At the next mini roundabout proceed straight across and at the following roundabout take the 3rd exit into Quartermaster Road. Proceed along the road bearing left and take the 1st right into Link Road. Continue until approaching Tuffnells (left) and then turn right into Cory Way. The Brunel Centre will then be found on the left as denoted by the agent's For Sale board.

**Local Council:** Wiltshire Council ☎ 0843 507 224

**Business Rates:** Rateable Value £8,300  
2017/2018 multiplier small business 46.6p.  
Prospective tenants should contract the local council to enquire whether small business rate relief may be applicable.

**Services:** We understand mains water, electricity (single and three phase) and drainage are connected. (Services and appliances not tested).

**Tenure:** Long Leasehold

**EPC Rating:** E/109

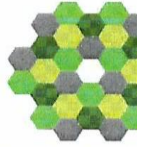
**VAT:** We understand that VAT is payable on the purchase price.

**Viewing:** By appointment only through the agents **Cooper and Tanner LLP**.

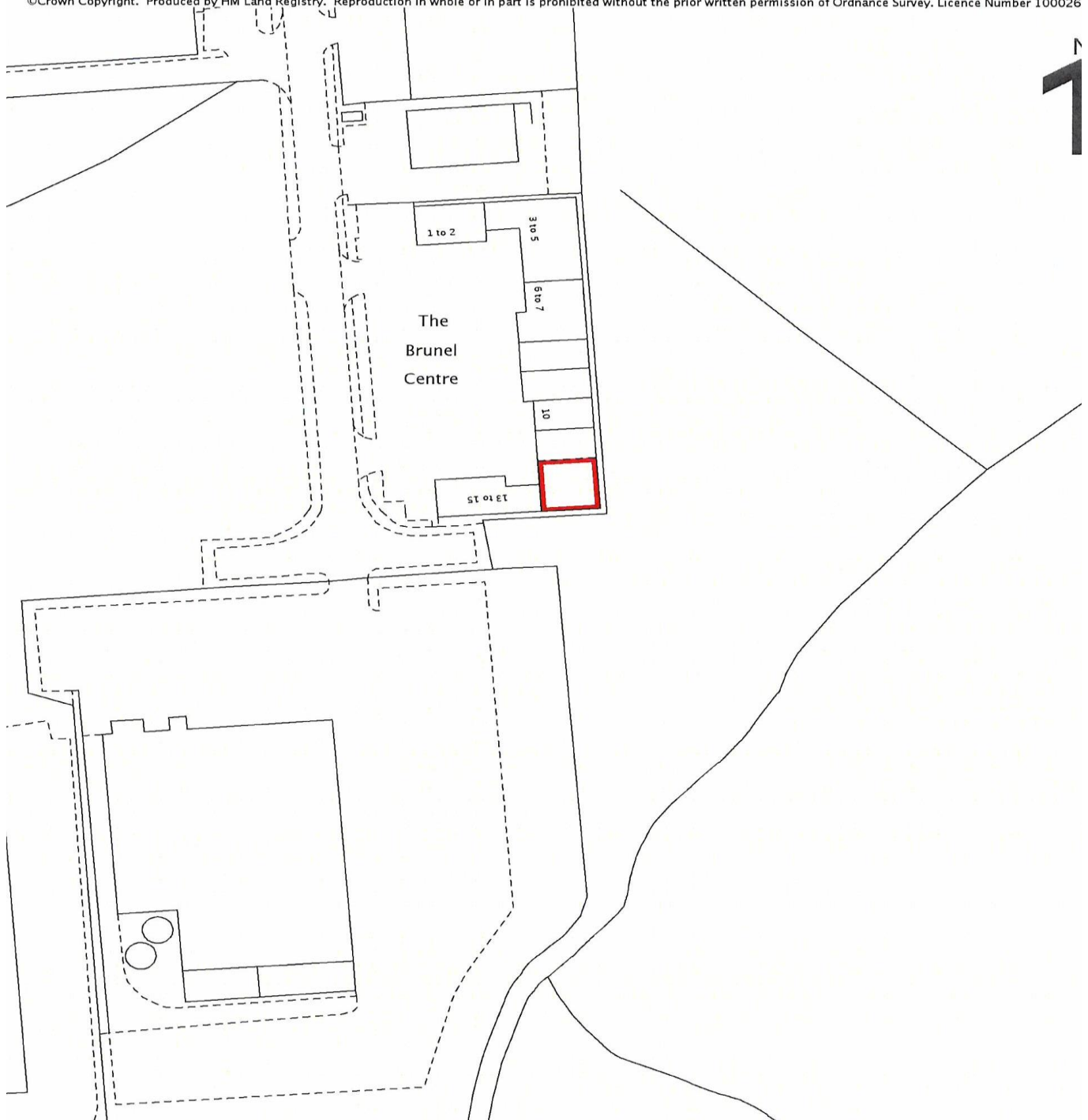
Telephone 03450 347758 (Ref: KC/CA1186)

# HM Land Registry Current title plan

Title number **WT230894**  
Ordnance Survey map reference **ST8653SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Wiltshire**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026



WARMINSTER COMMERCIAL OFFICE  
telephone 0345 034 7758  
48/50 Market Place, Warminster BA12 9AN  
[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

