

**TO BE  
REFURBISHED**

# BUSH HOUSE TO LET

## 33,651 ft<sup>2</sup> (3,126 m<sup>2</sup>)



ESTABLISHED  
ESTATE



COVERED  
LOADING BAY



0.44 ACRE  
FENCED YARD



**BUSH HOUSE**  
6 QUARTERMASTER RD

[www.ipif.com/westbury](http://www.ipif.com/westbury)

**WAREHOUSE WITH SECURE YARD TO LET**

**WEST WILTS TRADING ESTATE**  
QUARTERMASTER ROAD, WESTBURY, BA13 4JT

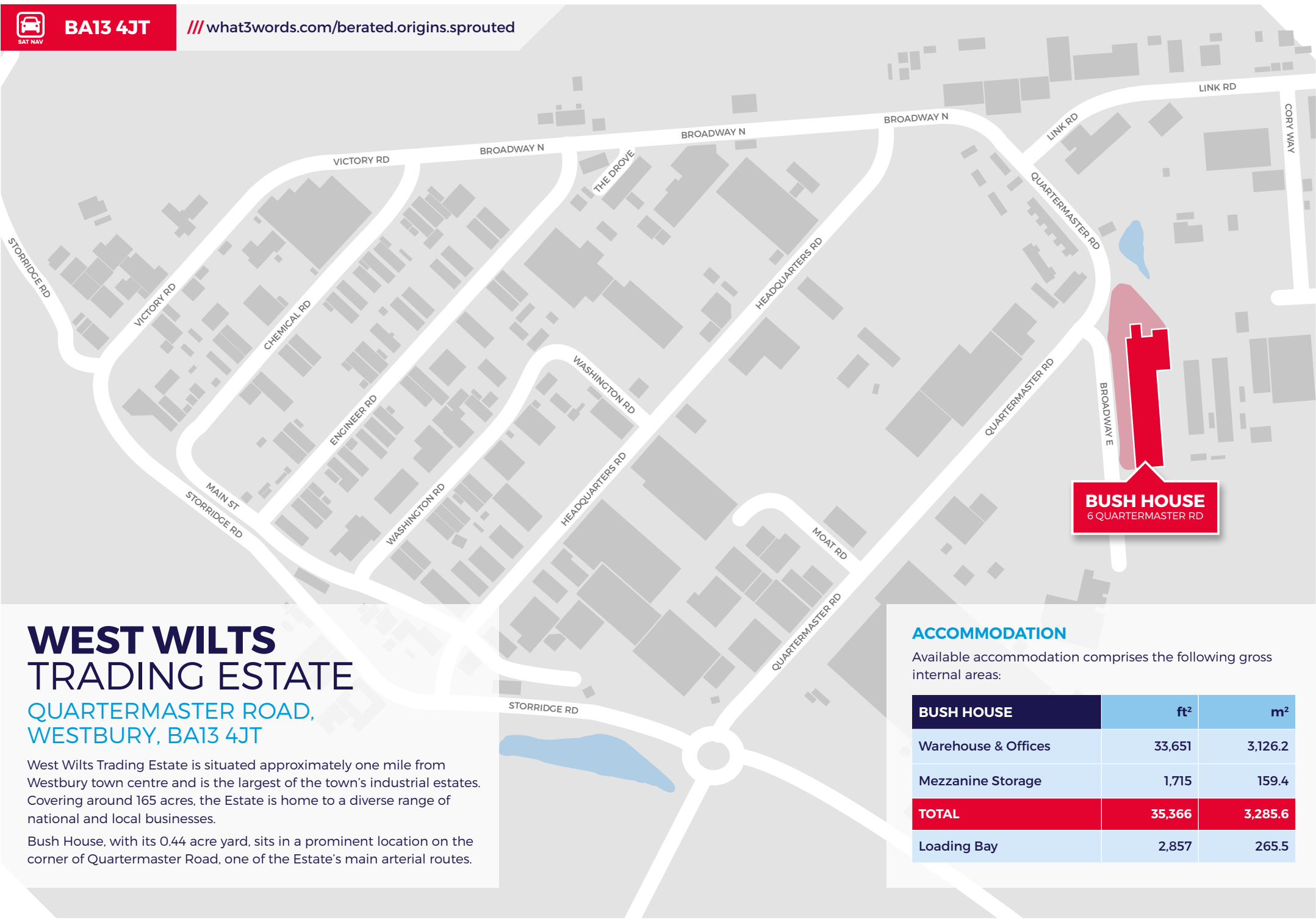






**BA13 4JT**

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**BUSH HOUSE**  
6 QUARTERMASTER RD

# WEST WILTS TRADING ESTATE

QUARTERMASTER ROAD,  
WESTBURY, BA13 4JT

West Wilts Trading Estate is situated approximately one mile from Westbury town centre and is the largest of the town's industrial estates. Covering around 165 acres, the Estate is home to a diverse range of national and local businesses.

Bush House, with its 0.44 acre yard, sits in a prominent location on the corner of Quartermaster Road, one of the Estate's main arterial routes.

## ACCOMMODATION

Available accommodation comprises the following gross internal areas:

BUSH HOUSE	ft <sup>2</sup>	m <sup>2</sup>
Warehouse & Offices	33,651	3,126.2
Mezzanine Storage	1,715	159.4
<b>TOTAL</b>	<b>35,366</b>	<b>3,285.6</b>
Loading Bay	2,857	265.5



# BUSH HOUSE

## WEST WILTS

### TRADING ESTATE

6 QUARTERMASTER ROAD,  
WESTBURY, BA13 4JT

A detached industrial/warehouse building with purpose built ancillary offices, covered loading area and 0.44 acre yard, positioned on a level site.

The warehouse space is of part brick/block elevations and steel portal frame construction with pitched roof incorporating external vents.

#### SPECIFICATION



TO BE  
REFURBISHED



WIRE REINFORCED  
GLAZING



5 CONCERTINA  
LOADING DOORS



0.44 ACRE  
FENCED YARD



COVERED  
LOADING BAY



4.72M MINIMUM  
EAVES HEIGHT



ELECTRIC HEATING  
IN OFFICES



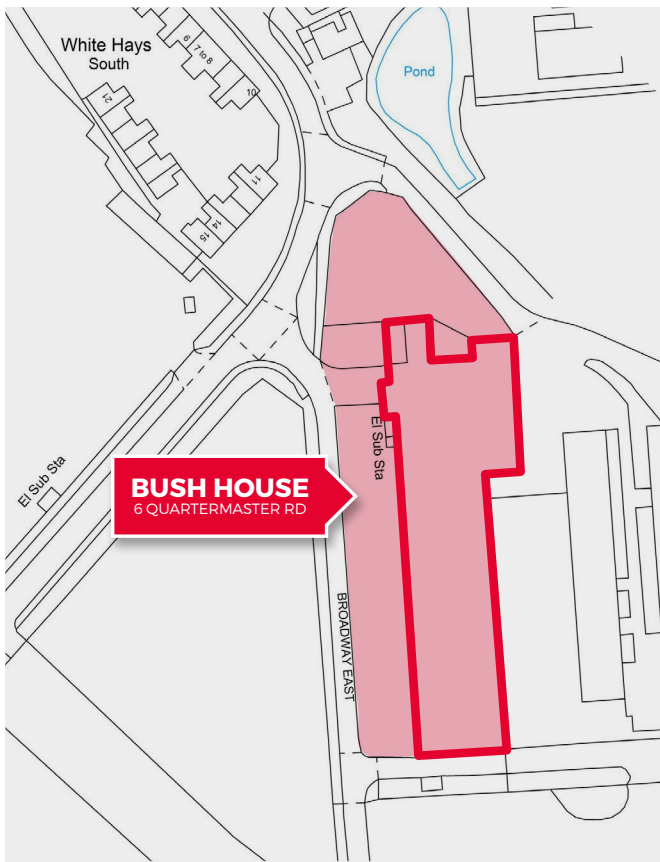
KITCHEN  
AREA



WC  
FACILITIES





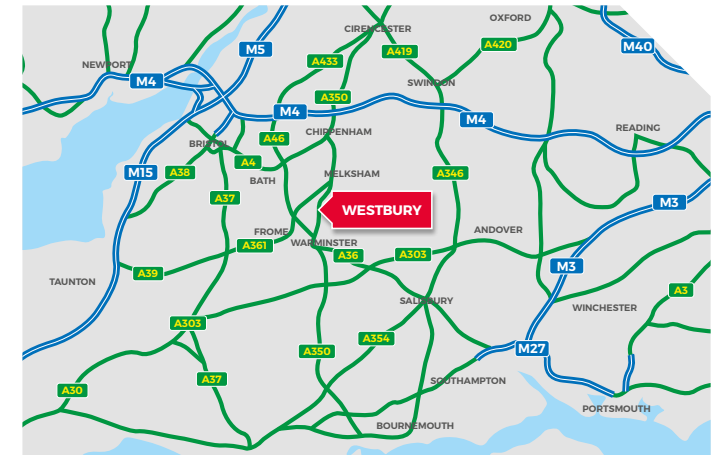
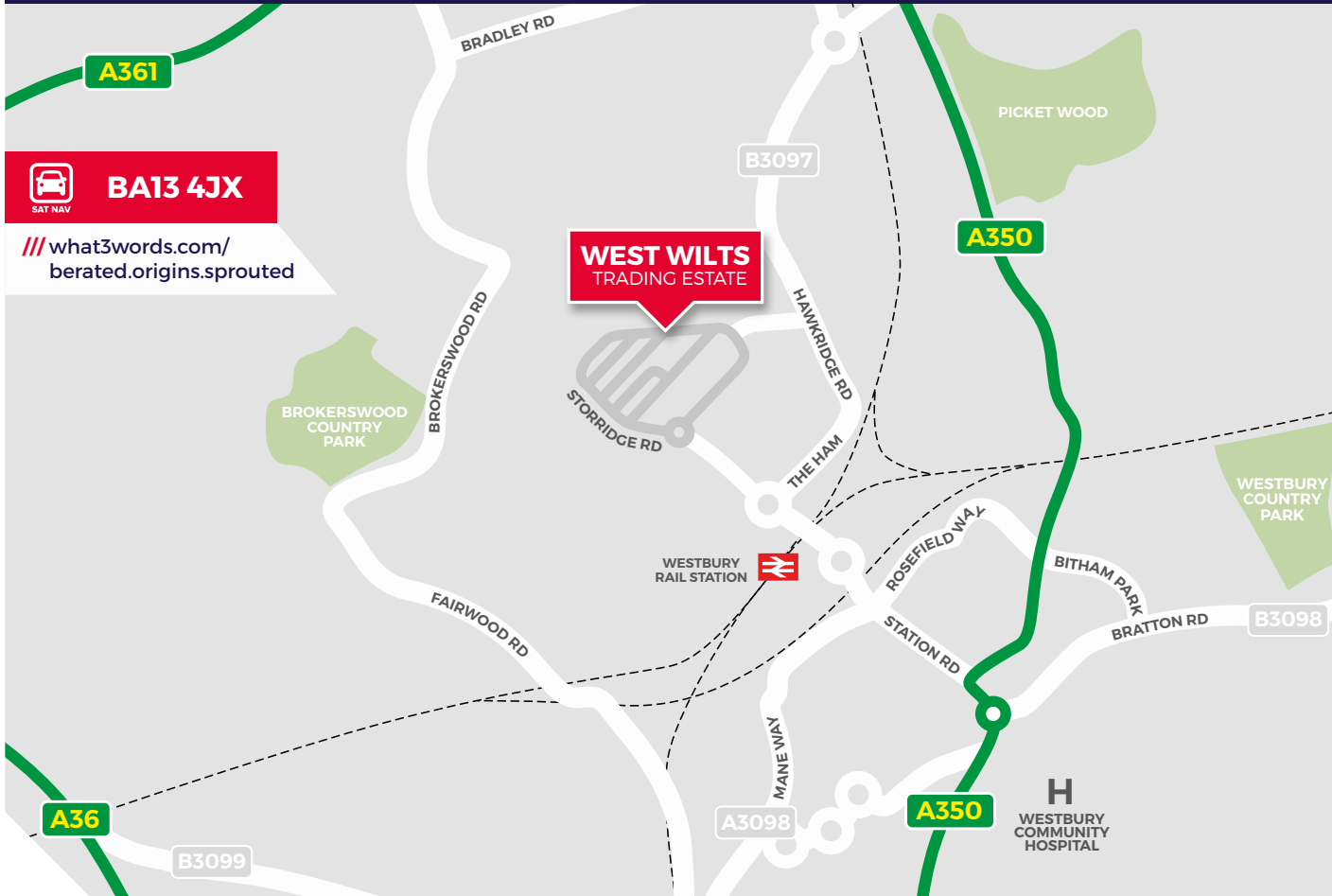




## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 16,989. Wiltshire has a population of 510,300 (Source: 2021 Census). Trowbridge is approx. 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are

via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).



## LEASE TERMS

The unit is available on a new full repairing and insuring lease, subject to periodic upward only rent revisions.

## RENT

On application.

## BUSINESS RATES

Rateable Value: £100,000. Rates payable year ending 31/03/2024 £49,900.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in leasing the property.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates. VAT is payable on the rent and all estate charges.

## ENERGY PERFORMANCE RATING

EPC available on request.

On behalf of the Landlord

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