

# FOR SALE

Carter Jonas



**Unit 1 Roman Way  
Crusader Park  
Warminster  
Wiltshire  
BA12 8SP**

**Modern Detached Industrial Building**

**Approximately 11,495 Sq Ft (1,068.02  
Sq M)**

- Excellent Access to the A36 Trunk Road
- Located on Popular Business Park
- Eaves height of 5.5m
- Ancillary office space
- 3 Loading bays (5.5m High x 4.9m Wide)

## LOCATION

Crusader Park is located approximately three quarters of a mile from The A36 Trunk Road and the A350 giving access to the A303 to the south and the M4 to the north. Crusader Park is a popular trading estate providing a home to a number of local and regional occupiers.

## DESCRIPTION

An impressive property comprising a very well specified and modern detached industrial/warehouse building of steel portal frame construction under a pitched roof with elevations of part facing brick and part plastic coated insulated steel cladding under an insulated steel clad roof incorporating rooflights.

Three manually operated roller shutter doors (5.5m high x 4.9m wide) provide access to the workshop areas benefitting from an eaves height of 5.5m and a height to pitch of 7.12m.

There is a solid reinforced concrete ground floor and the first floor is structural with reinforced concrete and windows allowing for conversion to offices if required.

To the front of the unit at ground floor level there is a reception and ancillary office areas all with suspended ceilings incorporating fluorescent lighting, carpet floor finishes and air conditioning. The building is fitted with intruder and smoke and fire detection systems.

Externally there are parking and manoeuvring areas which have a tarmac wearing course, the yard is fenced and gated however, access must be maintained to the neighbouring unit.

## TERMS

The property is available to purchase freehold.

## ACCOMODATION

The property has been measured on a gross internal area basis. The floor areas are noted below:

ACCOMMODATION	Sq M	Sq Ft
Offices & ancillary areas	121.56	1,308
Workshop / Warehouse Area	587.00	6,318
First Floor	359.44	3,869
<b>TOTAL</b>	<b>1068.02</b>	<b>11,495</b>

## QUOTING PRICE

The property is available to purchase at a quoting price of £875,000.

## RATEABLE VALUE

Rateable Value: £41,250

Rates Payable (2017/2018): £19,800

This is an estimate only and takes no account of possible transitional adjustment.

## PLANNING

The property has consent for B1 (light industrial), B8 (storage and distribution) and B2 (general industrial), however, prospective purchasers are advised to make their own enquiries with the Local Planning Department of Wiltshire Council 03004560114 or email [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk).

## SERVICES

We are advised that all mains services are connected. We have not verified the existence or tested any of the service installations and advise interested parties make their own investigations as to the state and condition.

## EPC

The property has been assessed as having an Energy Performance Asset Rating of 84 (band D).



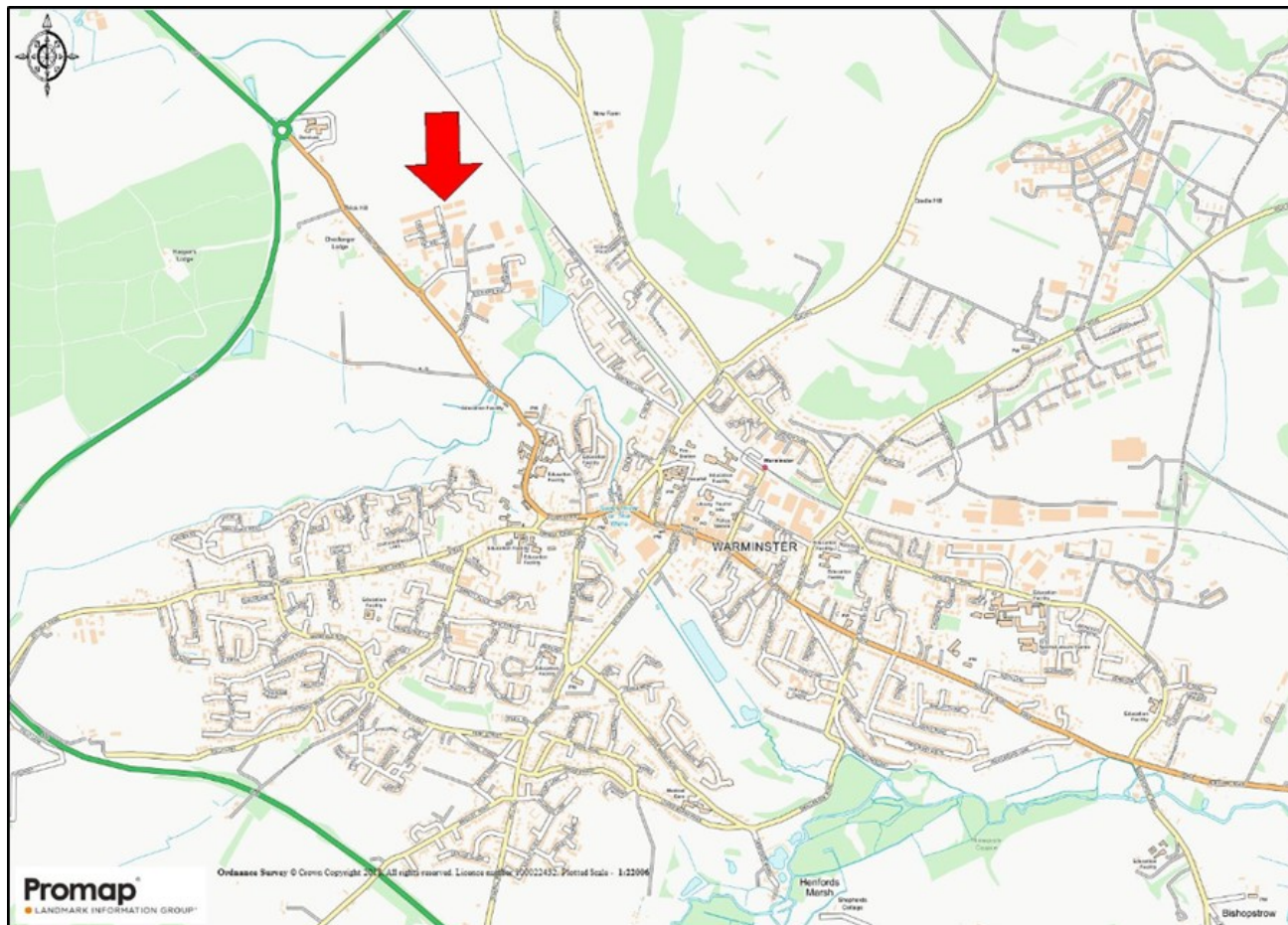
Copies of the EPC can be made available to interested Parties

## VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT





For identification purposes only

## FURTHER INFORMATION

Should you require further information please contact: **Alison Williams MRICS**

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## IMPORTANT INFORMATION

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