

FOR SALE / TO LET

Carter Jonas



Unit 23
Dunkirk Business Park
Frome Road
Southwick
Trowbridge
BA14 9NL

Modern Warehouse Unit With Excellent Parking & External Storage

Approximately 571.47 Sq M (6,151 Sq Ft)

- Detached Building On Self-Contained Site
- Roadside Location
- Air Conditioned Offices
- Excellent Yard Areas

LOCATION

Dunkirk Business Park is prominently located on the main A361 Frome to Trowbridge road, approximately 1 mile south west of the village of Southwick and approximately 3 miles from Trowbridge town centre. Trowbridge is the county town of Wiltshire and has a population of approximately 47,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles. There are also excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 at Chippenham and Bath respectively being less than 25 minutes' away.

DESCRIPTION

The property comprises a modern industrial unit of steel portal framed construction, with elevations of cavity brick and block work and profile steel cladding under a pitched profile steel insulated roof incorporating roof lights. The warehouse is accessed via electric sectional overhead door (W 4.0m x H 4.04m), along with a personnel door leading to ground and first floor offices. Mezzanine has been installed to warehousing. Offices are fitted to a good modern standard with CAT II lighting, fitted carpets, blinds and air conditioning.

Outside, there is a fenced and gated yard with good turning, circulation and parking areas. There is a further secured compound to one side of the building.

PLANNING

The last use of the property was that of storage and distribution. Prospective occupiers should make enquiries of the Local Planning Authority – Wiltshire Council (T: 0300 4560114 or E: developmentmanagement@wiltshire.gov.uk) regarding their intended use.

TERMS

The property is available To Purchase or To Let by way of a full repairing and insuring lease on terms to be agreed.

PRICE/RENT

Please apply to the agents for quoting terms.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Warehousing	304.97	3,283
Mezzanine	33.12	356
Offices	233.38	2,512
Total	571.47	6,151

RATEABLE VALUE

Description: Warehouse & Premises

Rateable Value: £40,000

Rates Payable (2017/2018): £19,160

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

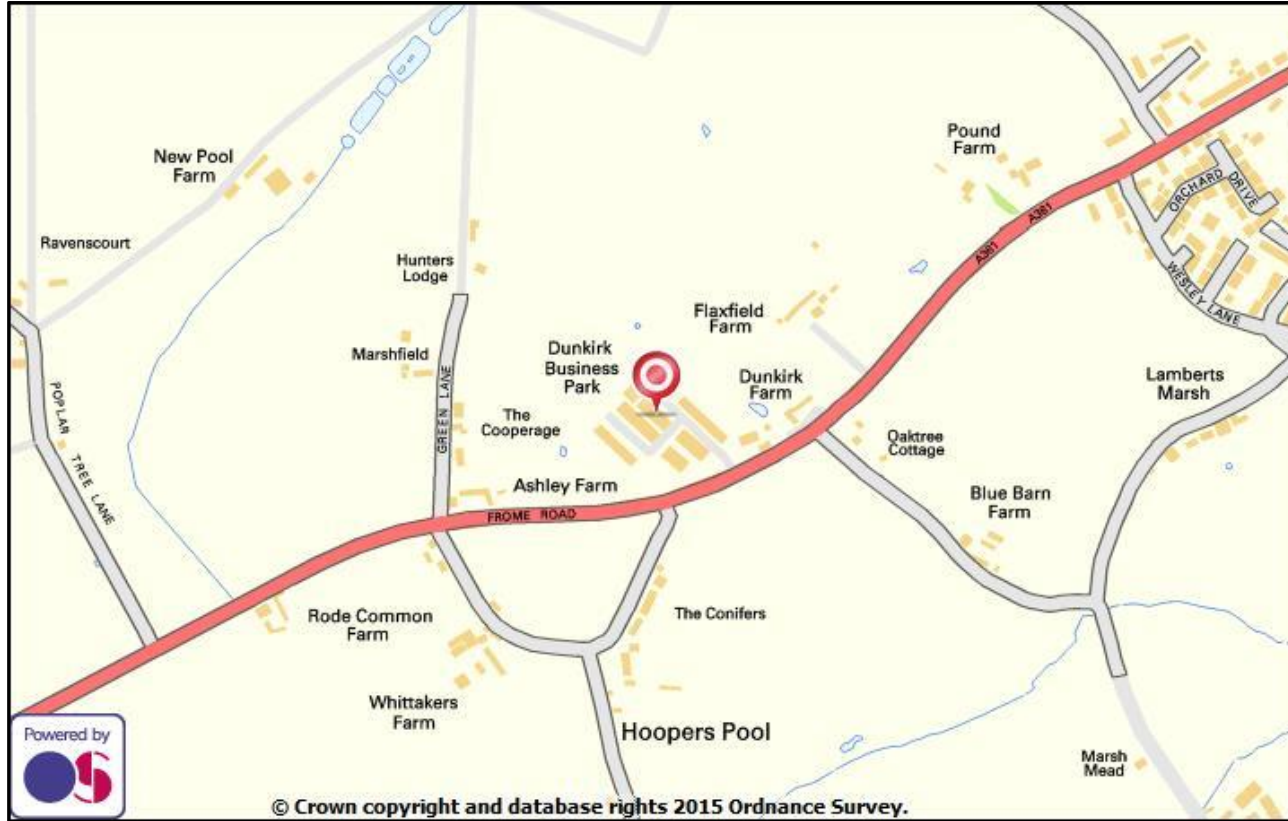
SERVICES

We understand that three phase electricity and all other mains services are available; however, any ingoing occupier must satisfy themselves independently as to the state, condition and capacity of the services.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



Energy Performance Certificate Non-Domestic Building



Rosemex Trading Ltd
Unit 23, Dunkirk Business Park, Frome Road
Southwick
TROWBRIDGE
BA14 9NL

Certificate Reference Number:
9874-3005-0247-0200-3121

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 542
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 76.88

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

91

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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IMPORTANT INFORMATION

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