

INDICATIVE LAYOUT

**WESTBURY**

Brook Lane Trading Estate

Northacre Park

West Wilts Trading Estate



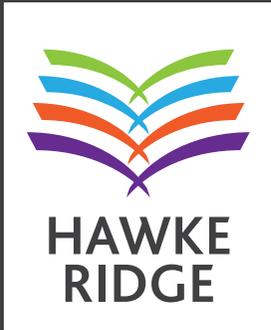
**HAWKE  
RIDGE**

**BUSINESS PARK**

**FREEHOLD LAND FOR SALE**

Westbury BA13 4LD

[hawke-ridge.com](http://hawke-ridge.com)



**BUSINESS PARK**

Westbury BA13 4LD

## LOCATION

---

Hawke Ridge Business Park is strategically located between Westbury and Trowbridge. The Park is close to the well-established West Wilts, Northacre and Brook Lane Trading Estates and benefits from swift motorway connections to London, the Midlands and the South West via the A350, A303 and A36 trunk routes. Bristol International Airport is within easy reach being located 30 miles from the Business Park.

Westbury is a major rail interchange with direct mainline services to London, Bristol, Exeter and Southampton. This employment area is located to the north of Westbury and is recognised as one of the largest employment centres in the South West. Central Wiltshire offers a highly skilled workforce and Hawke Ridge Business Park enjoys numerous lifestyle amenities in the nearby towns, villages and countryside.

Nearby occupiers include Welton Bibby & Baron, Audience Systems, Rygor Commercial Ltd, Arla Foods UK, Tuffnells Parcel Express, Taylor Davis and The Spectra Group.

## DESCRIPTION

---

The business park has planning consent for up to 500,000 sq. ft. of employment space and offers the opportunity for a range of businesses to locate here. Potential uses include research and development, office, storage, distribution and production.

Detailed planning consent has been secured for Merlin warehouses enabling construction to commence swiftly. A separate detailed planning consent has been granted for a one acre Roadside scheme to the front of the site which will include a drive-thru, convenience store and three food/takeaway units.



## TENURE

---

The land is available on a freehold basis.

## AVAILABILITY

---

Plot 1 - 2.062 acres (0.83 Ha) Plot 3 - 2.908 acres (1.17 Ha)  
Plot 2 - 1.972 acres (0.79 Ha) Plot 4 - 2.238 acres (0.90 Ha)

There is the potential to combine or vary plot sizes to meet occupier requirements.

## DESIGN GUIDE

---

The Business Park Design Guide provides a framework for the design, layout and landscaping of buildings to be constructed on individual plots.

## ADDITIONAL INFORMATION

---

Additional information such as ground investigation, ecological and topographical reports and surveys can be made available upon request.

## SERVICES

---

Mains electricity, gas, surface and foul drainage, and water connections will be available up to the boundary of individual plots. The serviced plots have high speed fibre broadband connectivity with a choice of provider (Openreach/Virgin), potential high capacity electrical connections and good transport links.

## PRICE

---

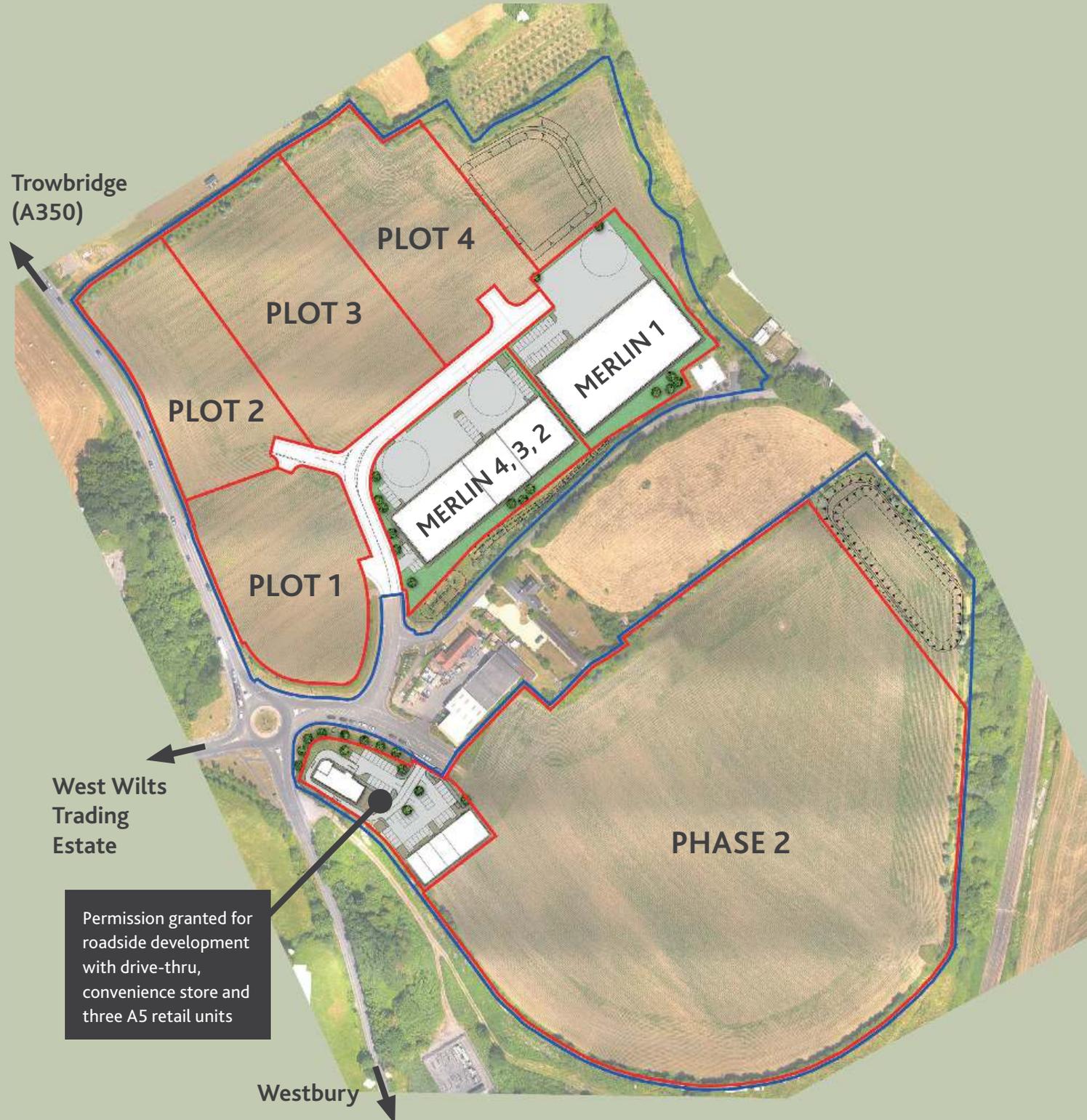
Price on application

## LEGAL COSTS

---

Each party is responsible for the payment of their own legal costs.

[hawke-ridge.com](http://hawke-ridge.com)



Trowbridge  
(A350)

PLOT 4

PLOT 3

PLOT 2

PLOT 1

MERLIN 1

MERLIN 4, 3, 2

PHASE 2

West Wilts  
Trading  
Estate

Permission granted for  
roadside development  
with drive-thru,  
convenience store  
and three A5 retail units

Westbury

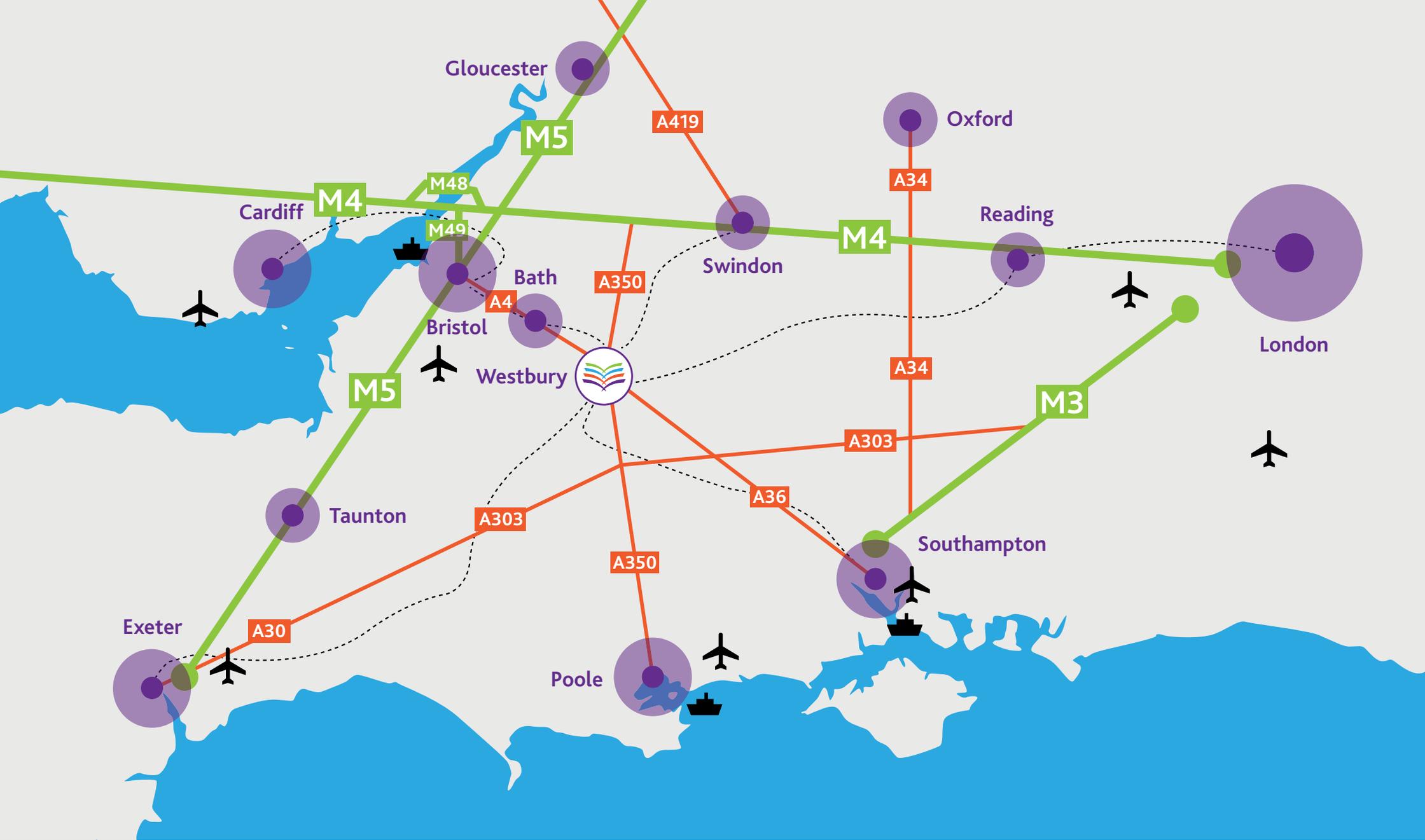


**HAWKE  
RIDGE**

**BUSINESS PARK**

Westbury BA13 4LD

[hawke-ridge.com](http://hawke-ridge.com)



# ULTRAFAST

Openreach/Virgin  
broadband and 4G with  
speeds of up to 2GB

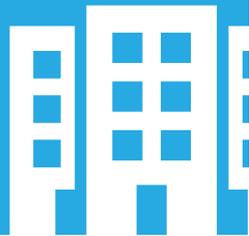


Projected **40,000**  
10 minute employment  
catchment by 2026



Hawke Ridge Business Park

**500,000 sq. ft.**  
consented development



A well landscaped  
35 acre business park with  
generous planting and  
screening



## FURTHER INFORMATION

For further information please contact the agents.

**Alison Williams MRICS**

T: 01225 747241

[alison.williams@carterjonas.co.uk](mailto:alison.williams@carterjonas.co.uk)

**William Pattemore**

T: 01225 747240

[william.pattemore@carterjonas.co.uk](mailto:william.pattemore@carterjonas.co.uk)

**James Gregory FRICS**

T: 01793 428106

[jgregory@alderking.com](mailto:jgregory@alderking.com)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the parts of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP, Alder King LLP, nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: all plans not to scale.



**HAWKE  
RIDGE**

**BUSINESS PARK**

Westbury BA13 4LD

**alder king**

PROPERTY CONSULTANTS

01793 615477

[alderking.com](http://alderking.com)

**Carter  
Jonas**

01225 747260

[carterjonas.co.uk](http://carterjonas.co.uk)

A development by

**HPH**  
Commercial Property