



Units 3
Garden Trading Estate
Devizes
Wiltshire
SN10 2HW

Industrial / Warehouse Unit

Approximately 9,185 Sq Ft (853.43 Sq M)

- Located on a popular trading estate immediately adjacent to Jewson
- Good loading and circulation space
- Local facilities include Travelodge & Subway

LOCATION

Devizes is situated 9 miles west of Melksham and 13 miles east of Marlborough on the A361. Junction 17 of the M4 is approximately 16 miles to the North.

The Garden Trading Estate is a well established commercial centre located on the northern edge of the town. Nearby occupiers on the trading estate include Jewsons, Subway & Travelodge. The estate is the subject of much improvement with neighbouring units being the subject of a comprehensive refurbishment programme.

DESCRIPTION

The property comprises a two bay warehouse/ industrial unit of steel portal frame construction with brick & block elevations under a pitched roof. There is a ground floor reception / office to the front and a kitchen and further office at first floor level. The W/C is accessed from the warehouse. Parking is located to the front of the property and a yard to the side.

QUOTING RENT

£50,000 per annum, exclusive.

SERVICES

We are advised that mains services are connected. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The floor areas have been measured in accordance with the RICS Code of Measuring Practice and extend to the following:

	SQ M	SQ FT
Warehouse	781.26	8,409
Office	72.12	776
Total	853.43	9,185

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

PLANNING

The most recent use of the building was for storage and manufacture of pet products. Prospective occupiers are advised to make their own investigations with Wiltshire Council regarding their intended use.

Email: developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

Rateable Value: £22,750 (1st April 2023)

Interested parties are advised to make their own enquiries with the local valuation office regarding the exact rates payable..

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs,

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

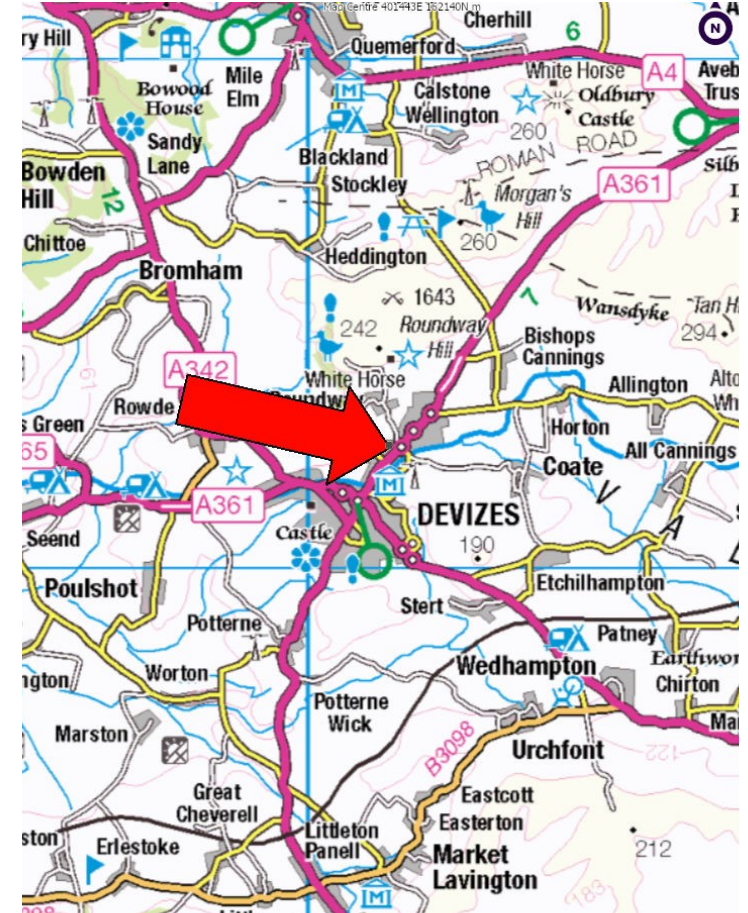
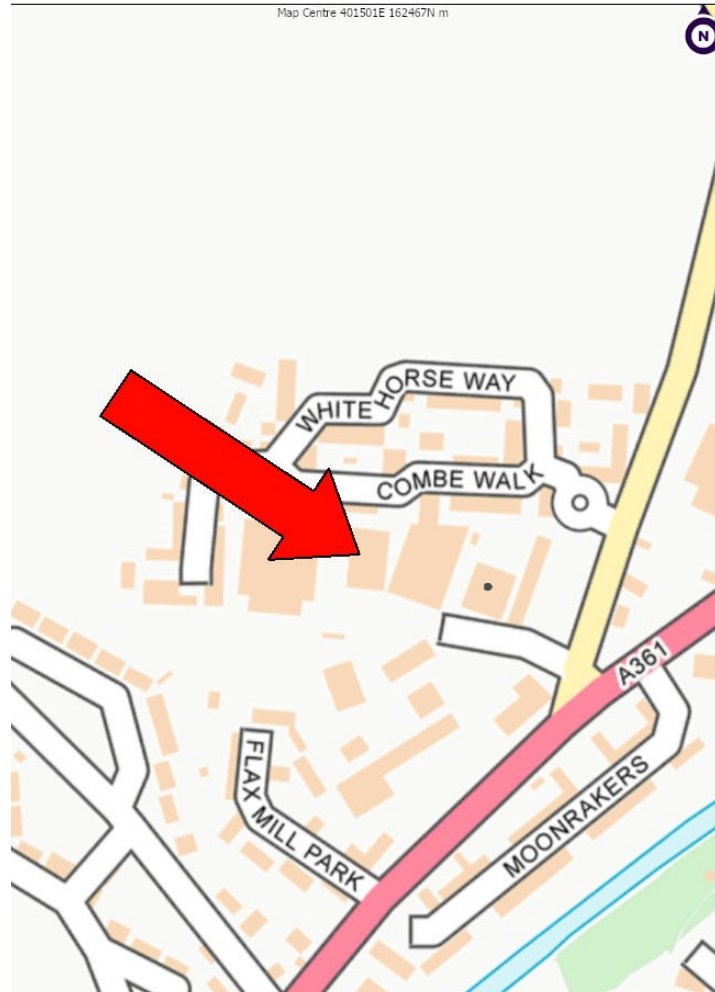
An EPC has been commissioned and a certificate is awaited.

VIEWINGS

Viewings can be made available by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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April 2023

Carter Jonas