



Former Hatchery  
Garden Trading Estate  
Folly Road  
Devizes  
SN10 2HW

Detached industrial buildings with generous yard area.

25,000 Sq ft on 1.4 acres (2,322 Sqm on 0.56 ha)

- Detached Industrial Buildings
- Located on popular trading estate.
- Other Trade Counters close by.
- Enclosed Yard Area

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## LOCATION

The property is located in Devizes which is approximately 10 miles south of the M4. The premises are situated just off London Road, the main route in Devizes on the Devizes Garden trading Estate which is to the rear of the new Travelodge and Subway and is home to Jewson and Grahams Plumbers Merchants

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## DESCRIPTION

Series of detached industrial buildings set for full refurbishment with additional yard and circulation space for HGV's.

Planned Specification:

- New 115mm thick trapezoidal roof c/w 10% skylights.
- Led lighting throughout
- 3 phase electricity
- Resin floor

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## SERVICES

We confirm we have not tested any installations and any interested party must satisfy themselves independently as to the state and condition of such items.

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## QUOTING RENT

Please apply to the agents for the quoting rent.

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## VAT

All figures are exclusive of VAT, if applicable.

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## BUSINESS RATES

Current Rateable Value: £61,000

Current Rate in the £ (2018/19): 0.493

Prospective Tenants are advised to make their own enquiries concerning the exact rates payable.

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## ACCOMMODATION

The premises extend to the following approximate gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Warehouse	2,322	25,000
<b>Total</b>	<b>2,322</b>	<b>25,000</b>
Site Area	0.56 ha	1.4 acres

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## TENURE

The property is available on flexible terms, to be agreed.

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## PLANNING

The most recent use for the unit was for the purpose of Textiles Recycling. However, prospective occupiers should make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114

E: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

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## EPC

An EPC will be available once the refurbishment is complete.

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## LEGAL COSTS

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

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## VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas and are to be undertaken in accordance with the Government Guidelines in respect of Covid 19 Rules.

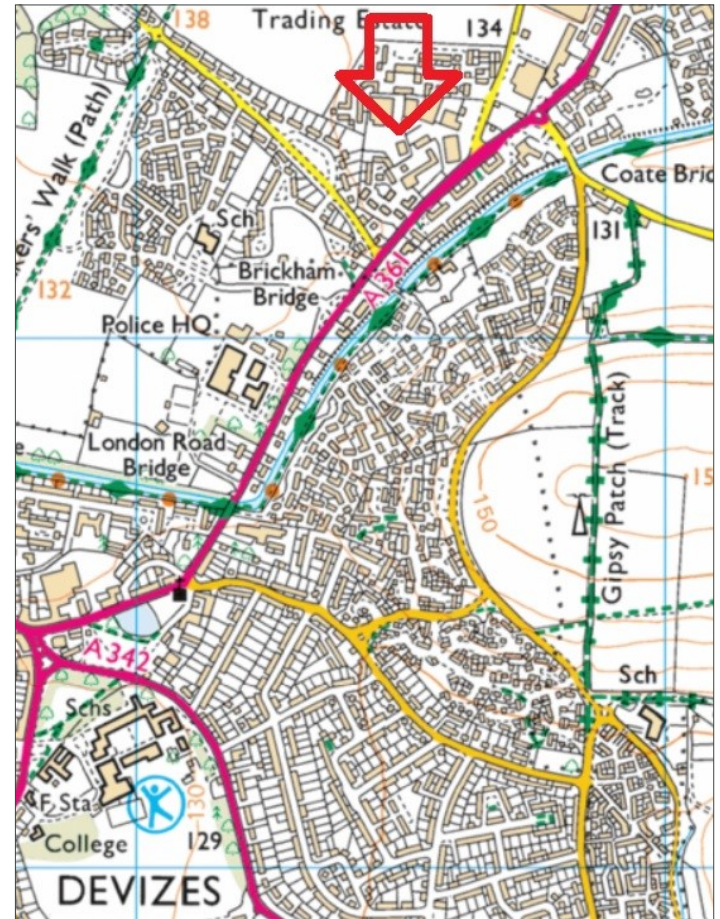
**SUBJECT TO CONTRACT**





**FOR IDENTIFICATION PURPOSES ONLY**





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## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Alison Williams MRICS**

0117 403 9943 | 07917 041109

Alison.Williams@carterjonas.co.uk

**George Lynch MRICS**

0117 363 5698 | 07557 742765

George.Lynch@carterjonas.co.uk

**Ed Cawse**

0117 403 9951 | 07425 632476

Ed.Cawse@carterjonas.co.uk

## IMPORTANT INFORMATION

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