



Sarsen Business Centre Annexe
Sarsen Court
Horton Avenue
Cannings Hill
Devizes
SN10 2AZ

Business Units with yard

From 5,411 - 10,882 Sq Ft
(508.56 - 1,017.12 Sq M)

- **Adaptions can be made to suit bespoke requirements**
- **Potential for variety of uses including; light assembly production, hi-tech, health or education uses**
- **Adjacent to local facilities**
- **Good car parking (120 spaces)**

LOCATION

The market town of Devizes is located in the centre of Wiltshire approximately 14 miles south of the M4 and 15 miles north of the A303.

Sarsen Business Centre is situated just off the A361 London Road to the north east of the town centre.

The thriving Hopton Industrial Estate is located opposite. Nearby occupiers include B & Q and Lidl Food Store.

DESCRIPTION

The property is currently configured as a two storey office building. The building is of brick construction under a pitched roof with double glazed window fittings. Internally, the space benefits from raised floors with suspended ceilings incorporating LED lighting. There is air conditioning throughout.

Externally a self-contained yard area can be provided.

The building can be adapted to suit light industrial occupiers by the addition of ground floor loading doors.

Key features:

- 8 person passenger lift
- Male and female WC & shower facilities
- kitchen / breakout facilities
- Double glazed windows throughout
- Raised floors
- Good car parking
- Potential for self contained yard areas.

First Floor - Let to Aster Housing.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and extend to:

Business Units: 5,411 - 10,882 Sq Ft
(508.56 - 1,017.12 Sq M)

RENTAL PRICE

Rent is subject to tenant's bespoke requirements.

Guide rent: £10 - £15 per Sq Ft.

TERMS

The property is available to let on a new lease with terms to be agreed. Flexible terms available.

PLANNING

Prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or

Email: developmentmanagement@wiltshire.gov.uk

SERVICE CHARGE

An Estate Service Charge will be payable for the general maintenance of the building and upkeep of communal areas. Please apply to the agents for more information.

BUSINESS RATES

The Annexe has not been separately rated as such prospective tenants are advised to make their own enquiries as to 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

The property has an EPC rating of C (56).

VIEWINGS

Viewings can be arrange 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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OCTOBER 2023

Carter Jonas