



**First Floor
The Old Brickworks
Broadway, Market Lavington
Wiltshire
SN10 5RH**

First Floor Office Premises To Let

Approximately 1,846 SqFt (171.48 SqM)

LOCATION

Market Lavington is a large village on the northern edge of Salisbury Plain. It provides a range of local amenities catering for most everyday needs, including a range of shops, such as Co-op Food, St. Arbucks Coffee House, and Retro Relics.

The subject property is located in an area of predominantly open countryside approximately one mile northwest of the village. It has frontage to a minor country road, which in turn links with A360 trunk road. The property is approximately 4.5 miles south of Devizes and 12.5 miles east of Trowbridge.

DESCRIPTION

The property is situated within a commercial estate with a mix of general industrial and office occupiers. The property is an older style commercial property but has been upgraded over the years and provides modern office accommodation, reflective of the buildings heritage. With a mix of open plan and cellular offices. The property benefits from oil fired central heating, CAT II strip lighting and good internet connectivity.

Externally the property is situated within landscaped communal areas with allocated parking.

QUOTING RENT

£15,500 per annum, exclusive.

FURTHER INFORMATION

Should you require further information please contact:

ACCOMMODATION

The premises extend to the following areas:

	Sq M	Sq Ft
First Floor	171.48	1,846

TERMS

A new full repairing and insuring lease for a term to be agreed, subject to contract.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Rateable Value (2023 List): £16750

Interested parties should satisfy themselves as to the exact rates payable.

SUBJECT TO CONTRACT

November 2023

EPC

The property has an EPC rating of C [66].

VIEWINGS

Strictly by prior appointment with Carter Jonas, 0117 922 1222



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IMPORTANT INFORMATION

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