

To Let

Carter Jonas



CGI for illustrative purposes

Unit 1
Bath Road Business Centre
Bath Road
Devizes
SN10 1XA

Industrial / Warehouse Unit
Approximately 4,655 Sq Ft (432.50 Sq M)

- Established Business Park Location
- Prominent Roadside Position
- On Site Parking
- Nearby Local Facilities
- Tenant Incentives Available

LOCATION

The property is located in Devizes, which is readily accessible to the county town of Trowbridge (11 miles), Chippenham (11 miles) and the cities of Bath (21 miles) and Salisbury (24 miles). The M4 motorway is approximately 14 miles to the north. More specifically, the unit is situated on the popular Bath Road Business Centre, fronting on to the A360 Bath Road is on the north east side of Devizes, approximately a 1/2 mile from the town centre.

DESCRIPTION

The property comprises a predominantly open plan storage facility over ground floor with standard welfare facilities within an established business park.

The unit has potential for use as storage or light industrial purposes. There is scope to enhance the frontage in line with the attached CGI images.

TENURE

The premises are available on a new lease for a term of years to be agreed.

QUOTING RENT

Initial Rent: £20,000 per annum exclusive.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	4,655	432.50
Total	4,655	432.50

PLANNING

The most recent use of the unit was storage and auction rooms. Prospective occupiers should satisfy themselves as to the planning that they will require for their use. Local planning office Wiltshire Council:
<https://www.wiltshire.gov.uk/planning-building-control/planning>
Tel:0300 456 0100

BUSINESS RATES

Prospective tenants should make their own enquiries regarding the rates payable.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

SERVICE CHARGE

Service charge & Insurance are payable in respect of the common parts and any shared facilities. Further details, together with the current budget, are available from the agents upon request.

SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services.

EPC

The property has an energy performance rating of C53.

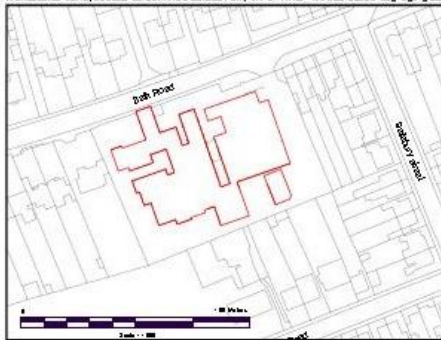
AML / SANCTIONS CHECKS

In line with statutory requirements prospective tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

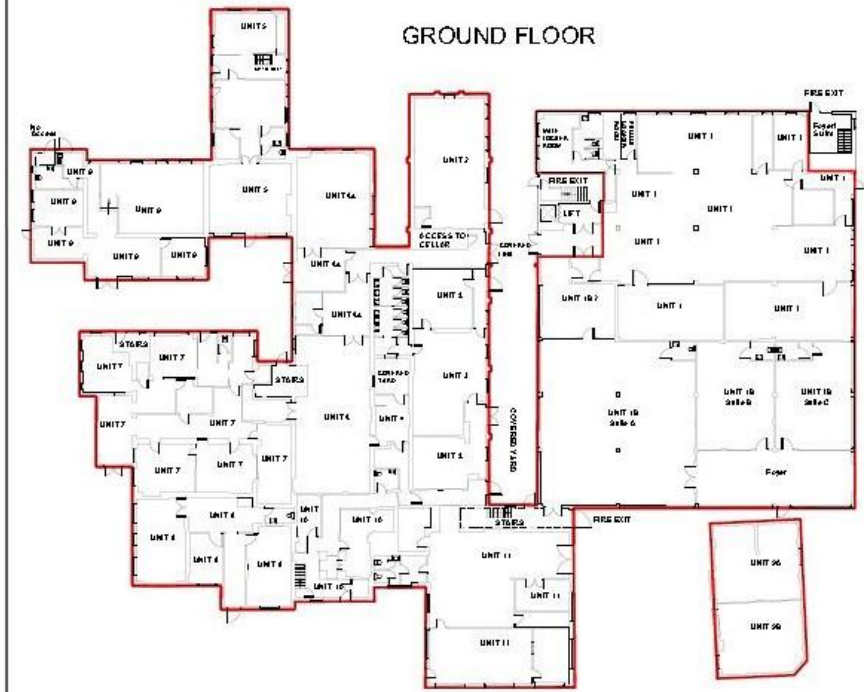
Viewings to be made through the agents, Carter Jonas 0117 922 1222.

N:\Measured Surveys\00204-03-04th Rd Business Park, SW10 1XAD\155UCD\00204-03-19_01_boud4.dwg

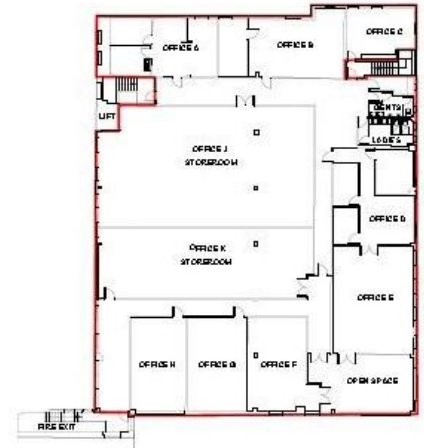
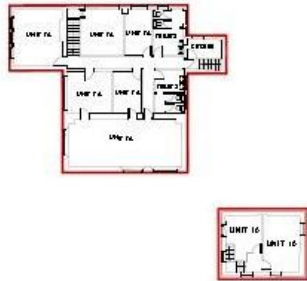


GROUND FLOOR

FIRST FLOOR



FIRST FLOOR



GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
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NO.	REVISION	DATE	BY	CHK.
1	ISSUED FOR TENDER	15/03/2019	AC	AC
2	FOR CONSTRUCTION	15/03/2019	AC	AC

Carter Jonas

Client: Cabot Fisheries Ltd

Project: LEASE PLAN

File: SIXTH ROAD BUSINESS PARK

Scale: 1:200 @ A1

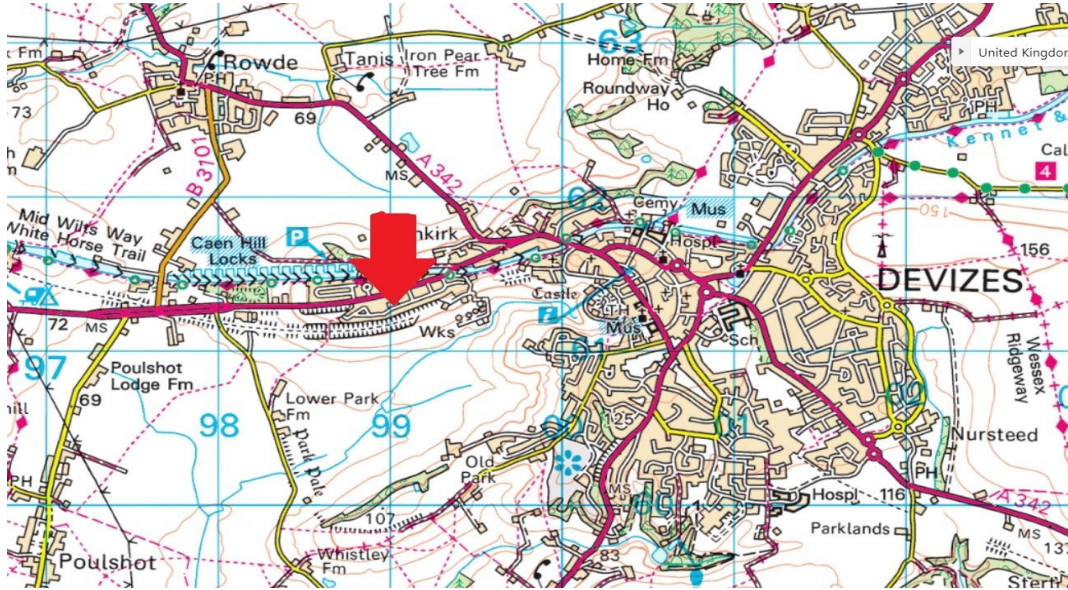
Drawn by: FJL/MC

Checked by: ANC

Date: 15/03/2019

Sealed by: AC

Dwg no.: 00204-03-19-01



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IMPORTANT INFORMATION

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OCTOBER 2026

SUBJECT TO CONTRACT