



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

Industrial/ Warehouse Unit

Approximately 4,655 SqFt (432.50 SqM)

- **Established Business Park Location**
- **Prominent Roadside Position**
- **On Site Parking**
- **Nearby Local Facilities**

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.

VIEWINGS

All viewings should be made through the Sole Agent at Carter Jonas.

ANTI MONEY LAUNDERING

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

ACCOMMODATION

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

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

QUOTING RENT

£31,000 per annum, exclusive.

SERVICE CHARGE

A service charge is levied for the common areas the estimated annual charge is £8,240 per annum



TENURE

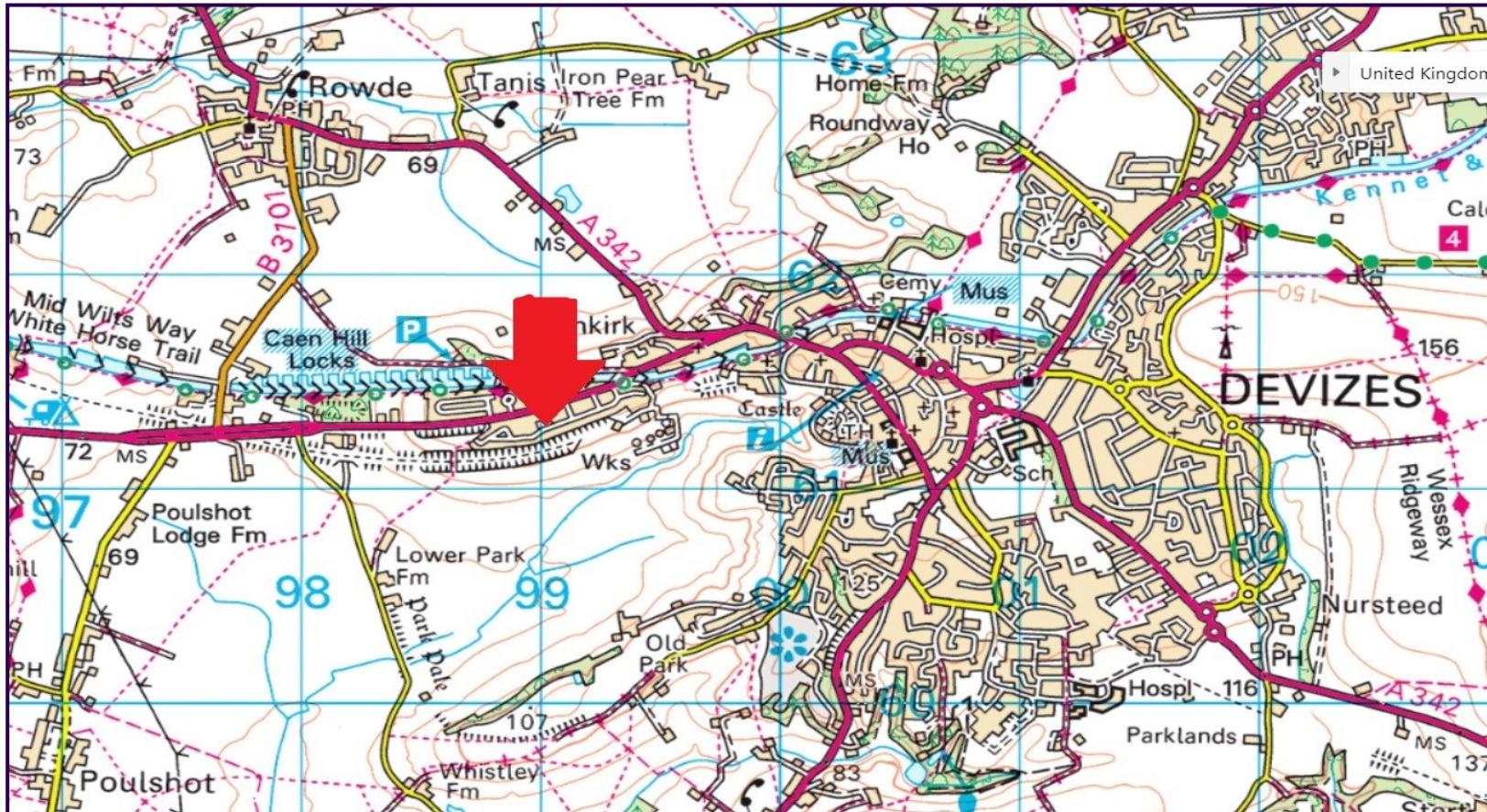
The premises are available on a new lease for a term of years to be agreed.

EPC

The property has an energy performance rating of C53.

VAT

All figures are exclusive of VAT, if applicable.



FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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