



**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 LAUDERING

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.

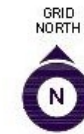
## EPC

The property has an energy performance rating of C53.

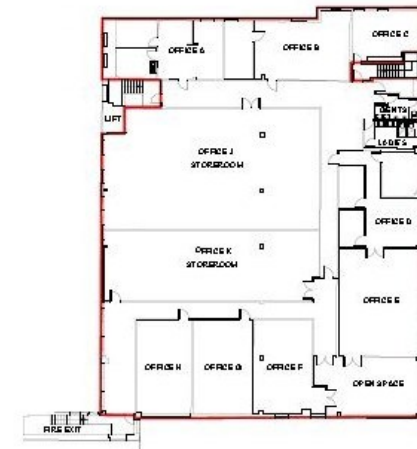
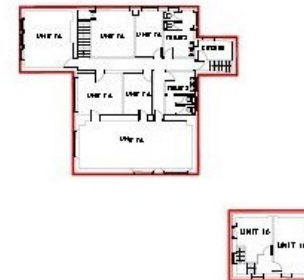
## VAT

All figures are exclusive of VAT, if applicable.

**SUBJECT TO CONTRACT**



FIRST FLOOR



### GENERAL NOTES

- [illegible]

04	7E8D8	H3C8B B3P1 D F3B3 V1 B6 Z P3 M3P1 D	4HE	4HE
7	B0188	D1H E3Z3 T C D O HEC HEHC P1 D	4HE	4HE
.	7E8D8	V1B3 Z *4 D0D0 D	4HE	4HE
P3P	D41T	D13CEJF3 B3H	D4G4H	D4B4H

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Client: Global Business Ltd

Piped, LEASE PLAN

File # BATH ROAD BUSINESS PARK

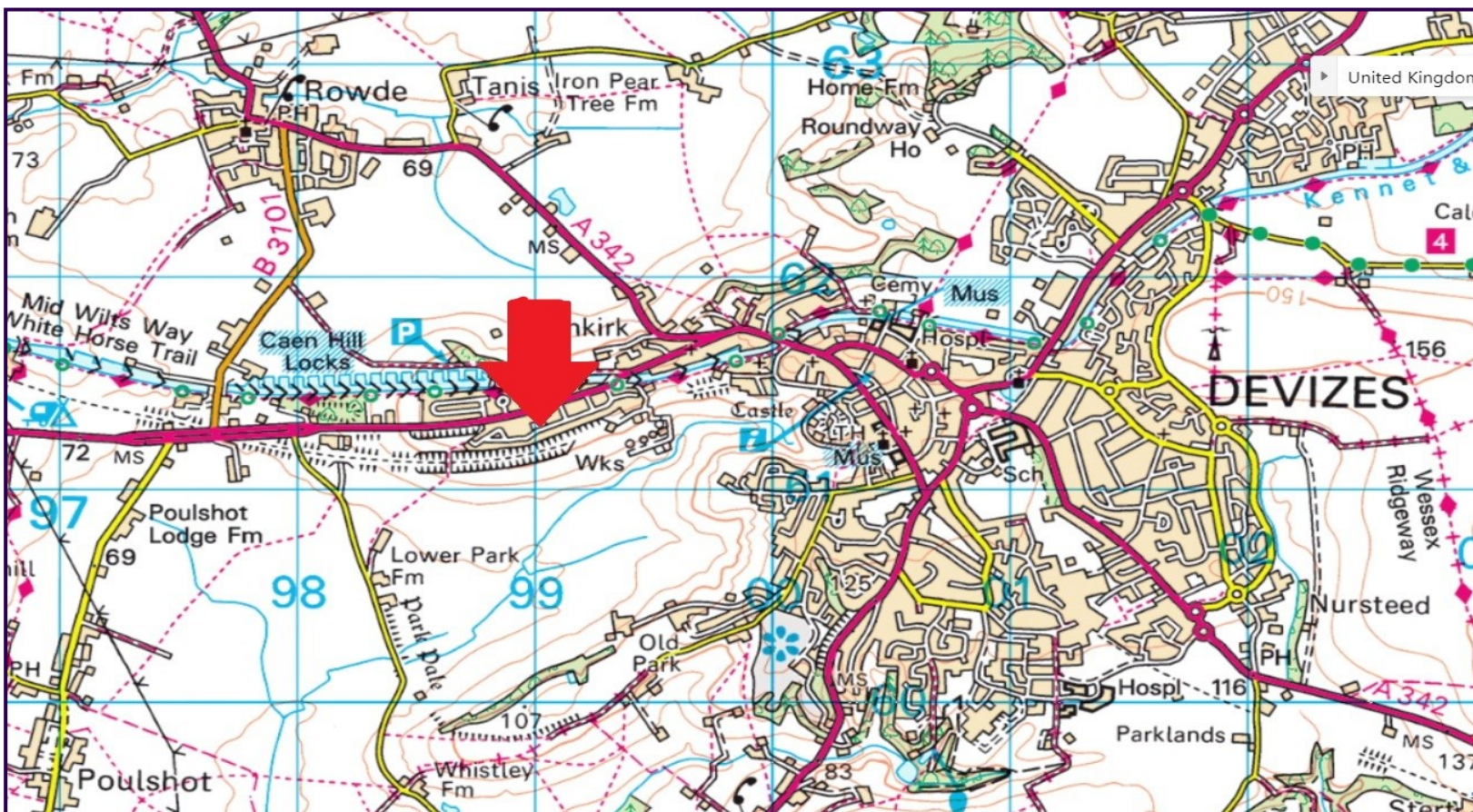
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Drawn by: KUDJAC      Surveyed by: . AC

Checked by: ANC	Dwg no. J02294-03-1
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**FOR IDENTIFICATION PURPOSES ONLY**





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## FURTHER INFORMATION

Should you require further information please contact:

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**Sophie Salvidge**

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## IMPORTANT INFORMATION

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