

# TO LET

Carter Jonas



**Bath Road Business Centre**  
Devizes  
Wiltshire  
SN10 1XA

Individual Offices, Workshops & Storage Units

From 274 - 7,597 SqFt (25.46 - 705.77 SqM)

- Roadside Position.
- Good Car Parking.
- Variety of Units available.
- Well situated to serve Devizes, Chippenham and the local area.

## LOCATION

The property is situated on the popular Bath Road Business Centre, fronting the A361 Bath Road on the north east side of Devizes, approximately 1/2 a mile from the town centre.

Devizes has a population of approximately 13,500 and 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.

## DESCRIPTION

Bath Road Business Centre comprises a range individual offices, workshops and storage units situated in a well maintained pleasant working environment.

The workshops and storage areas provide good open plan space with loading facilities together with WC and kitchenette.

## SERVICE CHARGE

There is a service charge arrangement in place that covers the pro-rata costs to the estate of external repairs, building insurance, cleaning, maintenance of common parts and management costs.

## VAT

All figures are exclusive of VAT, if applicable.

## ACCOMMODATION

The floor areas for the units that are available are noted below:-

	Sq M	Sq Ft
Office C	25.46	274
Unit 1	432.50	4,655
Unit 2	89.74	966
Unit 7	177.72	1,913
Units D & E (Office/studio)	126.71	1,364
Units F & G (Office/studio)	88.26	950
Unit J	197.88	2,130

## TENURE

The units are available by way of a new leases on flexible lease terms.

## QUOTING RENTS

Unit	Rent / Annum	Estimated Service Charge
Office C	£3,000	£2,110 / annum
Unit 1	£31,000	£8,240 / annum
Unit 2	£6,500	£1,000 / annum
Unit 7	£12,000	£3,380 / annum
Units D & E	£11,500	£7,350 / annum
Units F & G	£8,000	£5,230 / annum
Unit J	£6,500	Not Applicable

## BUSINESS RATES

Occupiers are encouraged to make their own enquiries regarding the rates that are payable through the valuation office website.  
[www.gov.uk/government/organisations/valuation-](http://www.gov.uk/government/organisations/valuation-)

## EPC

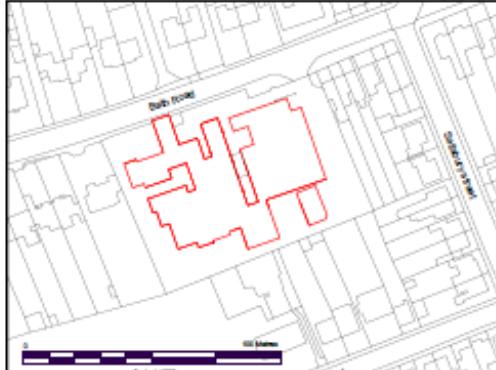
Energy Performance Certificates are available through Carter Jonas Managing Agents Contact Sophie Salvidge Tel 01865 404482 or 07980891410.

## VIEWINGS

Access for viewings can be provided however, in order to maintain safety for all parties prospective tenants are requested to strictly adhere to the latest government guidance concerning all Covid 19 rules.



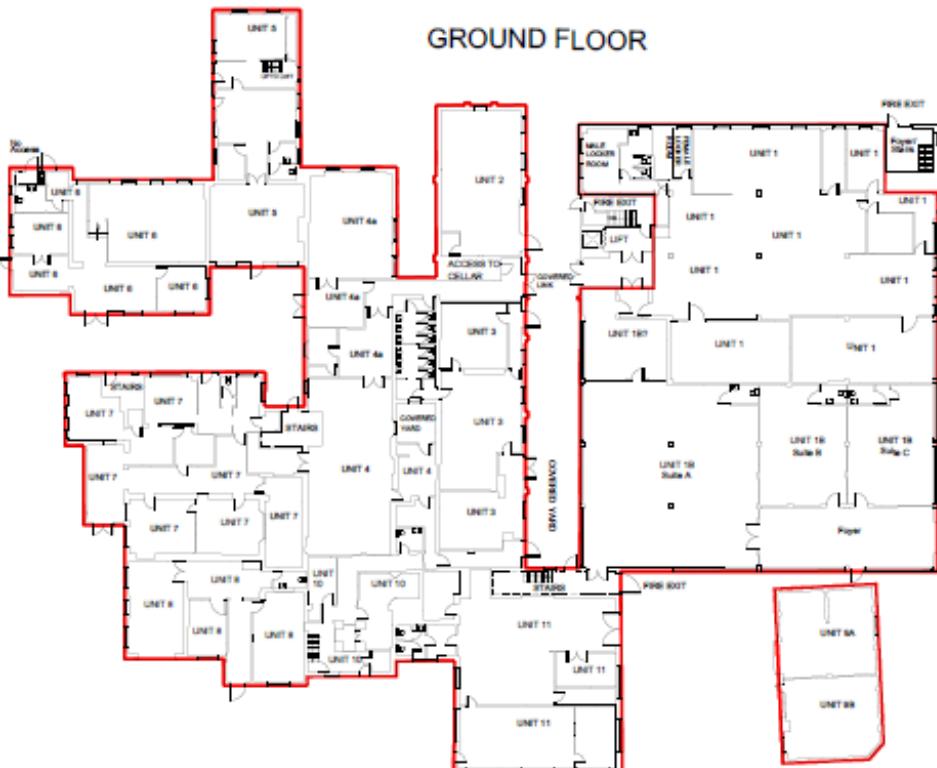
**SUBJECT TO CONTRACT**



GRID  
NORT

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## GROUND FLOOR



## FIRST FLOOR



## FIRST FLOOR

## GENERAL NOTES

- 4. SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED IN THIS  
DOCUMENT AND THOSE INDICATED IN OTHER DOCUMENTS, THIS FURTHER AGREE  
THAT THE DOCUMENTS WHICH THIS DOCUMENT IS BASED UPON SHALL PREDOMINATE.
- 5. IT IS FURTHER AGREED THAT THE NAME AND ADDRESS OF THE PARTIES  
SHALL NOT BE PUBLISHED IN ANY PAPER OR MAGAZINE, EXCEPT AS  
MAY BE AGREED IN WRITING BY ALL PARTIES CONCERNED, UNLESS  
EXEMPTED BY LAW OR AS PROVIDED IN THE CONTRACT.

04 288000 HIGHLIGHTED ROOM LINES ARMED  
288418 OFFICES FIELD HIGHLIGHTED  
288418 OFFICES FIELD HIGHLIGHTED

Client: Cabot Trustees Ltd

Client : Cabot Trustees Ltd

Page : LEASE PLAN

Title: BATH ROAD BUSIN

Scale: 1:200 @ A1 Date: 19/02/2019  
Drawn by: KJD/AC Surveyed by: AC  
Checked by: ANC Dwg no: J0025468-19-01



## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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