



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

Individual Offices, Workshops & Storage Units

From 274 - 11,278 SqFt (25.46 - 1,047.76 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	431.72	4,647
Unit 7	177.72	1,913
First floor:		
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	£8,530 / annum
Unit 7	£12,000	£3,370 / annum
Units D & E	£11,500	£5,890 / annum
Units F & G	£4,300	£5,210 / annum
Unit J	£8,000	£10,970 / annum

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-

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

[illegible]

FIRST FLOOR

4. **ANALYZE** THE DATA AND **CONCLUDE** THE RESULTS OF THE ANALYSIS. CONSIDER THE FOLLOWING QUESTIONS: **WHAT** INFORMATION DO THE DATA PROVIDE? **HOW** CAN THE DATA BE USED TO SUPPORT THE CONCLUSIONS? **WHAT** ARE THE LIMITATIONS OF THE DATA? **WHAT** ARE THE IMPLICATIONS OF THE DATA? **WHAT** ARE THE RECOMMENDATIONS?
5. **CONCLUDE** THE RESULTS OF THE ANALYSIS OF THE DATA. CONSIDER THE FOLLOWING QUESTIONS: **WHAT** INFORMATION DO THE DATA PROVIDE? **HOW** CAN THE DATA BE USED TO SUPPORT THE CONCLUSIONS? **WHAT** ARE THE LIMITATIONS OF THE DATA? **WHAT** ARE THE IMPLICATIONS OF THE DATA? **WHAT** ARE THE RECOMMENDATIONS?
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04	200000	HIGHLIGHTED ROOM LEASE APPROVED	AWC	AWC
2	000000	OFFICE F.I.D. IF HIGHLIGHTED	AWC	AWC
1	000000	UNIT IS IN ACCORD	AWC	AWC
AWC	DATE	DESCRIPTION	OFFICE	DATE

Carter Jones

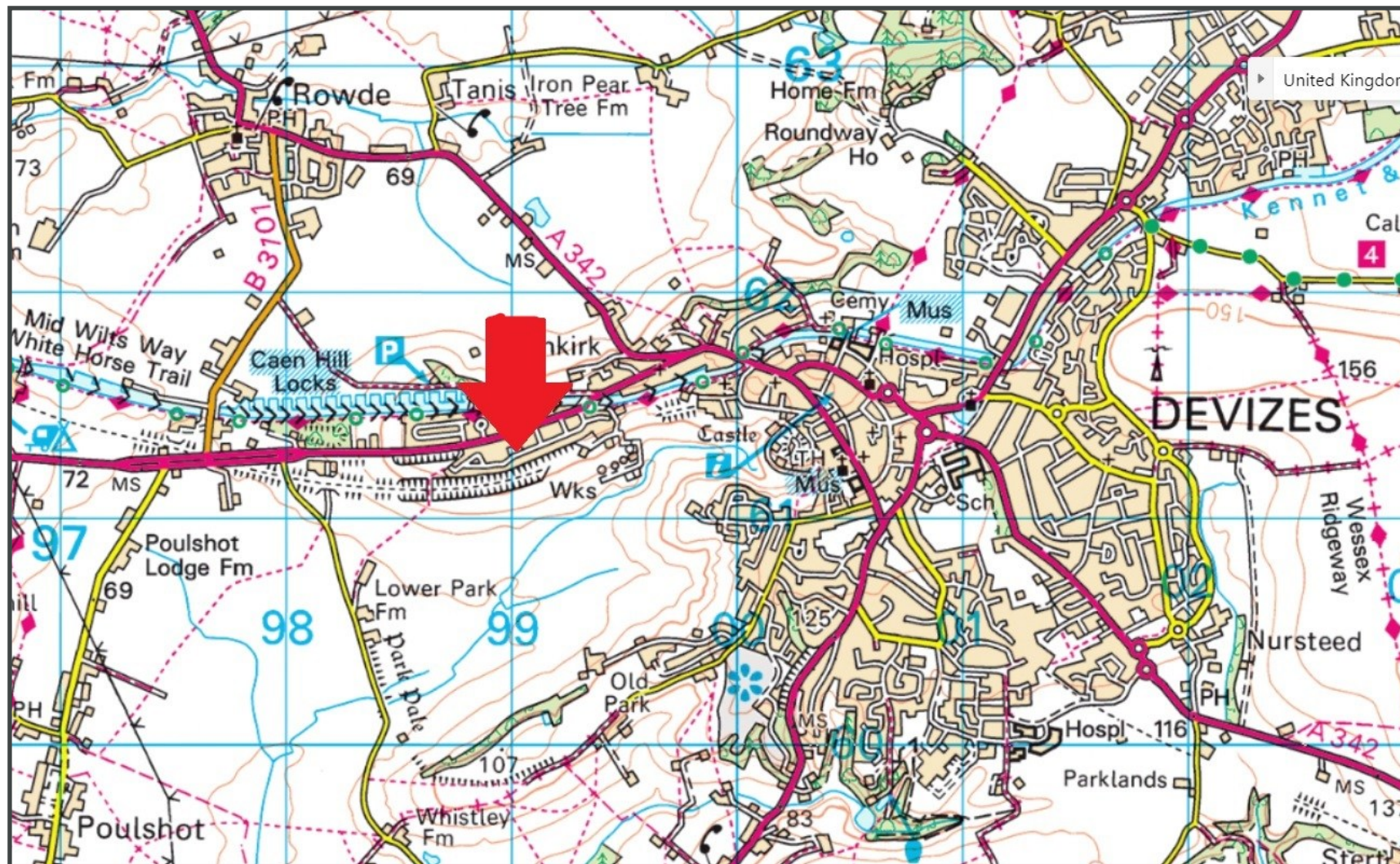
Project : LEASE PLAN

Scale: 1:200 (N.A.) Date: 19/03/2019

Drawn by: KJG/AG
Checked by: AMO
Surveyed by: AG
Date: 10/02/04

Checked by: ANC Dwg no: J0025-455-19-01





FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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