



Unit 2
Bath Road Business Centre
Bath Road
Devizes
SN10 1XA

Workshop / Office Unit

Approximately 966 sq ft (89.74 sq m)

- **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 on the north east side of Devizes, approximately a 1/2 mile from the town

DESCRIPTION

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



ACCOMMODATION

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

ACCOMODATION	Sq M	Sq Ft
Ground Floor	89.74	966
Total	89.74	966

QUOTING RENT

£6,500 per annum, exclusive.

SERVICE CHARGE

A service charge is levied for the common areas the estimated annual charge is £1000 per annum

VIEWINGS

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



TENURE

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

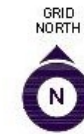
EPC

The property has an energy performance rating of Band D

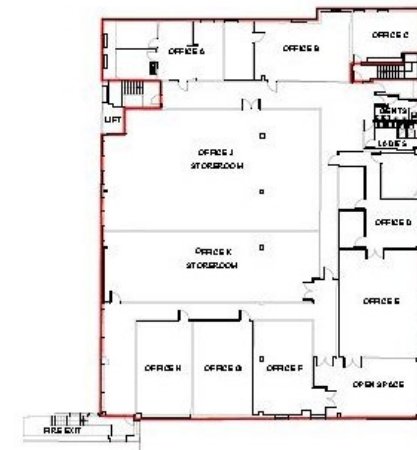
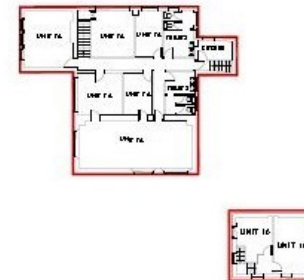
VAT

All figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



FIRST FLOOR



GENERAL NOTES

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Piped, LEASE PLAN

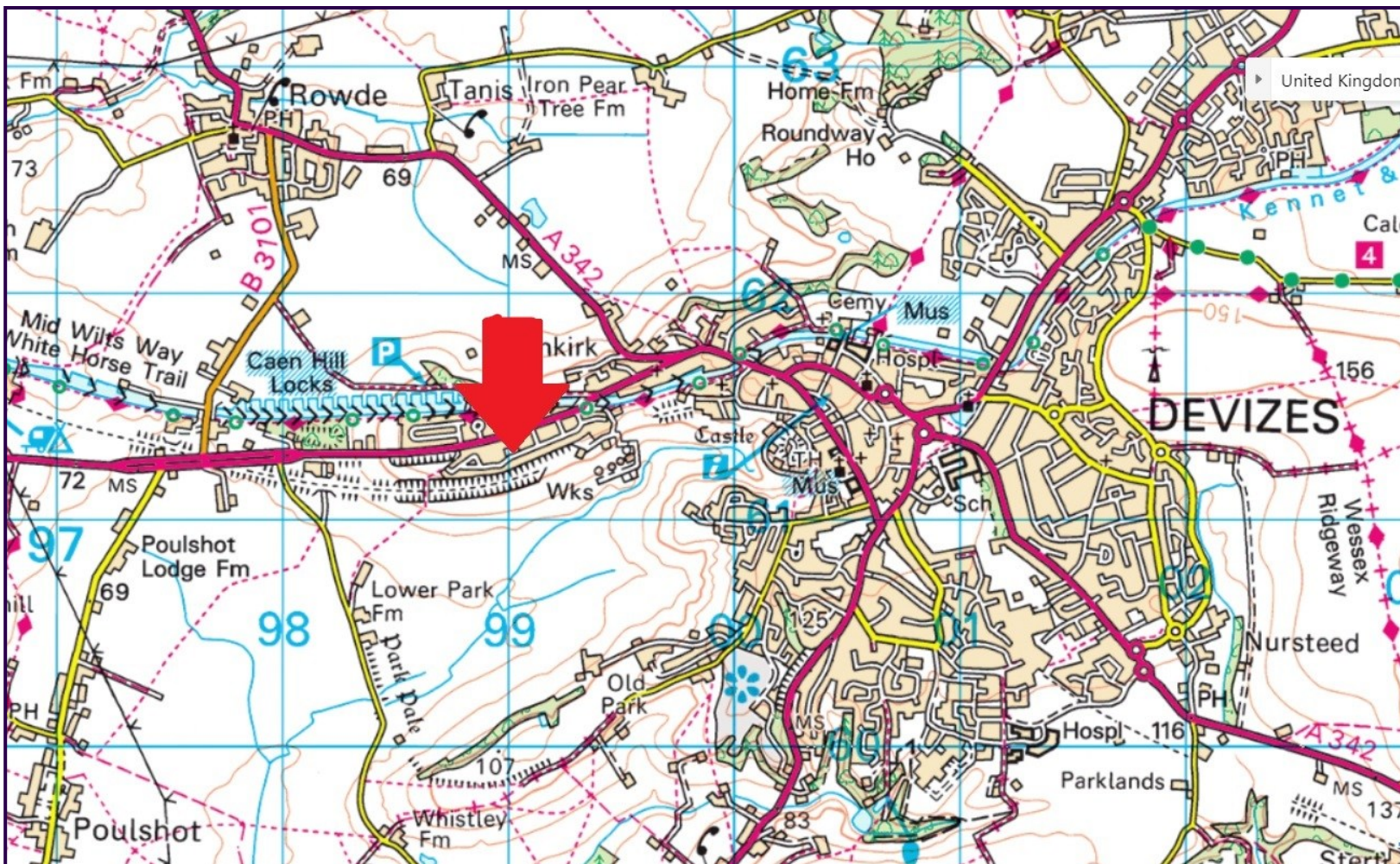
File # BATH ROAD BUSINESS PARK

Scale: 1:200 @ A1 Date: 19082012

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

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