

# TO LET

Carter Jonas



**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
<b>Total</b>	<b>89.74</b>	<b>966</b>



## 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

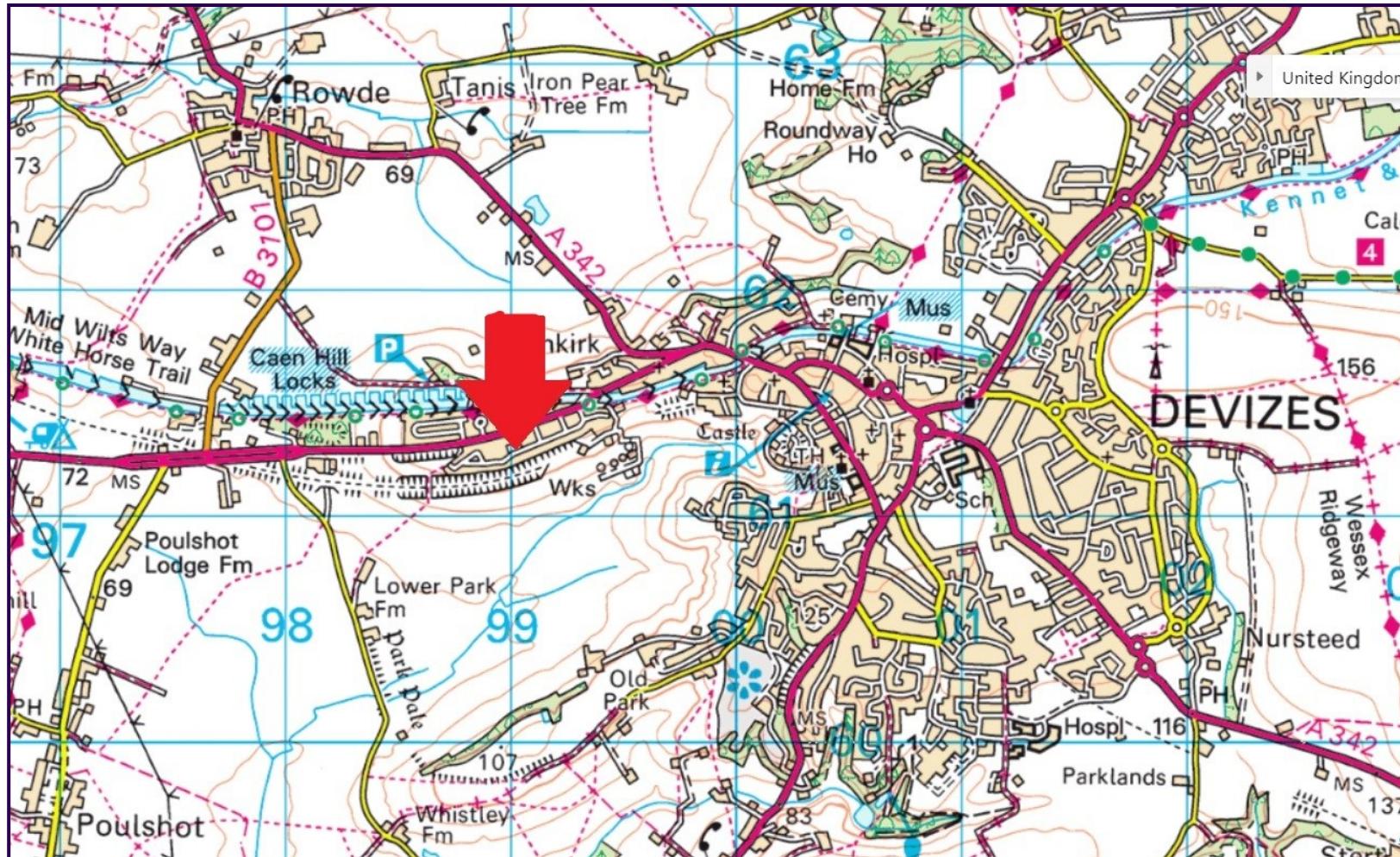
The property has an energy performance rating of Band D

## VAT

All figures are exclusive of VAT, if applicable.

**SUBJECT TO CONTRACT**





FOR IDENTIFICATION PURPOSES ONLY

## FURTHER INFORMATION

Should you require further information please contact:

### Alison Williams

0117 4039943 | 07917 041109  
 Alison.Williams@carterjonas.co.uk  
 St Catherine's Court, Berkeley Place,  
 Bristol, BS8 1BQ

### Colin Scragg

01225 747268 | 07974 399432  
 Colin.Scragg@carterjonas.co.uk  
 www.carterjonas.co.uk

### Sophie Salvidge

01865 404482 | 07980 891410  
 Sophie.Salvidge@carterjonas.co.uk  
 256 Banbury Road, Oxford, OX2 7DE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.