

TO LET (Fully Refurbished)

Carter Jonas



Unit 2B
Garden Trading Estate
London Road
Devizes
Wiltshire
SN10 2HW

Industrial/ Warehouse Building

7,943 Sq Ft (737.89 Sq M)

- **Well Established Employment Area.**
- **Prominent Location.**
- **Adjacent to Jewson & Greggs.**

LOCATION

The property is located to the North East of Devizes town centre, approximately 10 miles south of the M4.

The property is situated off London Road on the Devizes Garden Trading Estate, to the rear of the new Travelodge and Subway, in an established employment area.

Other nearby occupiers include; Jewson, Greggs , Dorothy House Retail Warehouse Esso and Ifor Williams.

DESCRIPTION

The property consists of an industrial building which has been the subject of refurbishment. It is of portal frame construction with loading to front and side.

The property previously occupied by Jewson has a potential trade counter to front with warehouse and welfare to rear.

Internally the building has been repainted throughout and includes LED lighting.

PLANNING

The most recent use of the building was timber store occupied by Jewson. Prospective occupiers are advised to make their own investigations with Wiltshire Council regarding their intended use.

Email: developmentmanagement@wiltshire.gov.uk

Tel: 0300 456 0114

ACCOMMODATION

	Sq M	Sq Ft
Ground	615.00	6,620
First	122.89	1,323
Total	737.89	7,943

QUOTING RENT

Rent on application

TENURE

The property is available to let on a full repairing and insuring lease on terms to be agreed.

SERVICES

Prospective occupiers are advised to make their own investigations as to the availability, capacity, state and condition of services.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

The Rateable Value will need to be reassessed.

Interested parties are advised to make their own enquiries with the local valuation office regarding the exact rates payable..

EPC

An EPC will be commissioned on practical completion of the refurbishment,

VAT

All figures quoted are exclusive of VAT

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.



ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT

FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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August 2026

Carter Jonas