



FOR IDENTIFICATION PURPOSES ONLY

**Unit 8A**  
**Hopton Industrial Estate**  
**Devizes**  
**Wiltshire**  
**SN10 2EU**

**Modern Warehouse Unit with Offices**

**Approximately 10,587 Sq Ft (983.6 Sq M)**

- **Opportunity for Investors and Owner Occupiers**
- **Two storey administration area**
- **Vehicle loading facilities**
- **Renewable Energy Technology**
- **Parking and service yard**

## LOCATION

Devizes is an attractive and popular market town well located in North Wiltshire. Swindon and junction 16 of the M4 are approximately 18 miles to the north, Chippenham is approximately 13 miles to the west and Salisbury is approximately 26 miles to the south.

Hopton Industrial Estate forms the principal employment area of Devizes. Hopton House holds a prominent location on the main estate road, Hopton Road.

## DESCRIPTION

Unit 8A comprises a modern warehouse and office facility which was constructed approximately 4 years ago.

The warehouse comprises a clear span portal frame with loading door to front minimum internal eaves 5m rising to 6.8m to the rear.

Two storey offices are located to the front of the building which have been finished to a high specification to include high quality floor coverings, suspended ceiling with integrated ceiling lights, new kitchen & WCs. Most of the lighting is motion controlled. Under Floor Heating is by way of air sourced heat pumps. There are two vehicle charging points located in the yard area to front.

## QUOTING PRICE

Freehold: £1,500,000 plus VAT.

Leasehold: £100,000 per annum, exclusive

## ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice 6th Edition:

Unit 8A	Sq M	Sq Ft
Warehouse	672	7,233
Offices	311.6	3,354
<b>Total</b>	<b>983.6</b>	<b>10,587</b>

## LEGAL COSTS

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

## TENURE

The property is to be sold Freehold with vacant possession or let on a full repairing and insuring lease.

## EPC

Energy Performance Asset Rating: B (29)

Certificate can be made available upon request.

## BUSINESS RATES

The current Rating List (2018) shows the unit as having a Rateable Value of: £55,000.

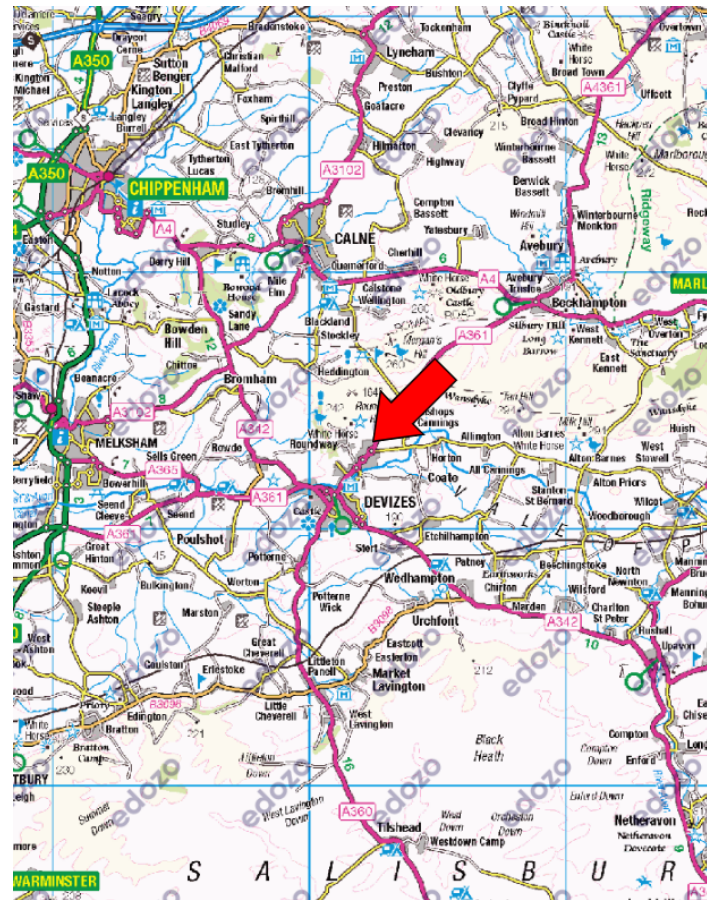
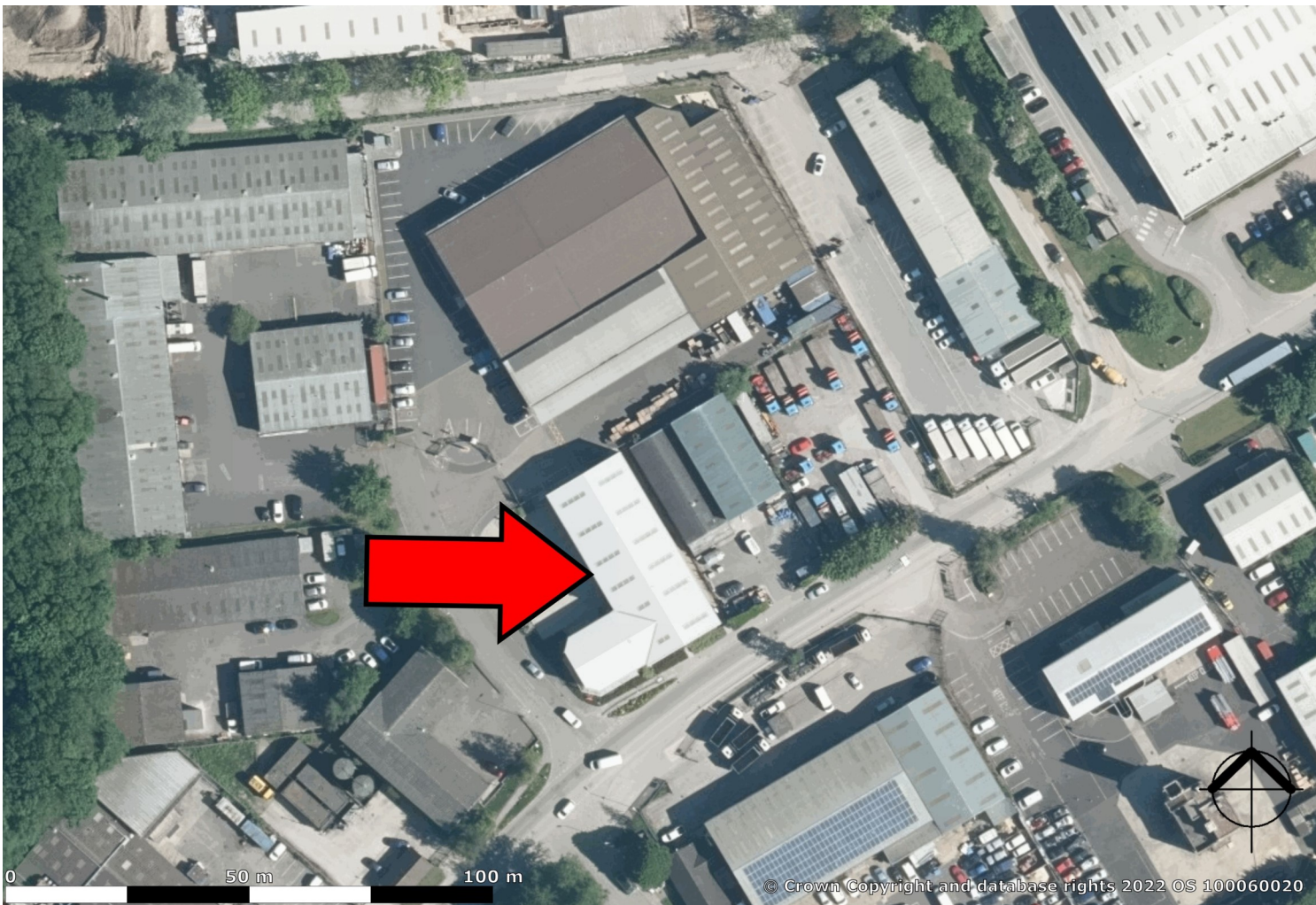
Prospective purchasers are advised to satisfy themselves with the exact rates payable.

## VIEWINGS

Access can be provided by prior appointment with Carter Jonas, 0117 922 1222 or by joint agents Whitmarsh Lockhart, 01793 544832



**SUBJECT TO CONTRACT**



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**FURTHER INFORMATION**

Should you require further information please contact:  
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**IMPORTANT INFORMATION**

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**OCTOBER 2022**

**Carter Jonas**