

# TO LET (Fully Refurbished)

# Carter Jonas



**Unit 1**  
**Garden Trading Estate**  
**London Road**  
**Devizes**  
**Wiltshire**  
**SN10 2HW**

**Industrial Building with large yard**  
**7,963 Sq Ft (739.83 Sq M)**

- Well Established Employment Area
- Prominent Location
- Trade Counter Adjacent to Jewson

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## 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, Esso and Ifor Williams.

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## DESCRIPTION

Unit 1 is a detached industrial building on self contained site..

The building which has been the subject of refurbishment is of portal frame construction with loading to side and extensive freshly resurfaced yard areas to the rear.

The property previously occupied by Wolseley is laid out as a trade counter with offices and customer and staff W/Cs.

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

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## PLANNING

The most recent use of the building was as a Trade Counter occupied by Wolseley. Prospective occupiers are advised to make their own investigations with Wiltshire Council regarding their intended use.

Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

Tel: 0300 456 0114

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## ACCOMMODATION

	Sq M	Sq Ft
Unit 1	739.83	7,963

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## QUOTING RENT

£65,000 per annum, exclusive..

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## TENURE

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

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## SERVICES

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

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## LEGAL COSTS

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

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## 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..

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## EPC

EPC Rating of: D 79

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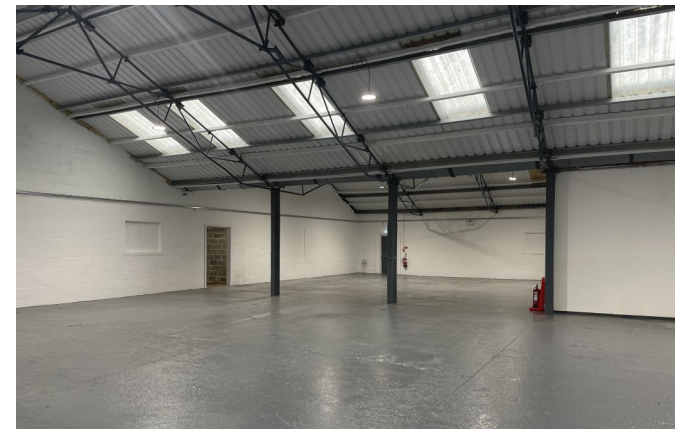
## VAT

All figures quoted are exclusive of VAT

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## VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.



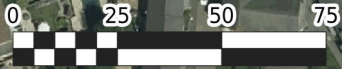
**SUBJECT TO CONTRACT**



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### FURTHER INFORMATION

Should you require further information please contact:

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OCTOBER 2022

# Carter Jonas