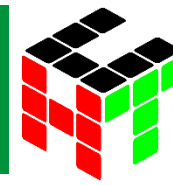


TRADE COUNTER /WAREHOUSE/ INDUSTRIAL UNIT



Huw Thomas
commercial

huwthomascommercial.com

01249 704345



TO LET ON NEW LEASE

6,825 Sq.Ft.

631 Sq.M.

- Central location in town
- Front & rear access
- Good on site parking
- Clear span space
- New lease
- £45,000 per annum

40 NEW PARK STREET, DEVIZES, WILTSHIRE, SN10 1DT

LOCATION

Devizes is a busy market town located on the A361 giving access to Swindon approximately 18 miles to the north-east; Chippenham approximately 11 miles to the north-west and Marlborough approximately 9 miles to the east. Andover is approximately 32 miles south-east via the A342 and Salisbury approximately 24 miles south via the A360.

New Park Street is one of the central routes through Devizes. The property is located adjacent to Checkpoint Tyres and Auto, with other occupiers nearby including Majestic Wine and the Devizes Police Station.

The rear access to the property is off Commercial Road, which runs parallel to New Park Street. There are double gates and security fencing to a small enclosed yard area with access to the rear loading door.

DESCRIPTION

The site has palisade security fencing to both the front and rear with steel access gates leading into parking areas.



Rear yard & loading door

The main property comprises a detached unit that is suitable for trade counter/warehouse or industrial use.

This unit has recently been refurbished with new external cladding and a re-clad insulated roof with integral light panels. The older part of the property has a steel truss roof structure.

A small office, single toilet and a kitchenette area are located in the rear corner.



Loading access from the front is via an electrically operated roller shutter loading door approximately 3.32 metres wide x 3.00 metres high.



Loading access from the rear is via a further electrically operated roller shutter door approximately 4.05m wide x 2.70 metres high.

The internal eaves height is approximately 3.86 m.

The more modern extension is of steel portal frame construction under an insulated pitched roof with integral roof light panels. It has an internal eaves height of approximately 3.1 meters.



The main building has modern LED strip lighting and gas fired warm air blower heating. A fire alarm system is also installed.

To the front of the site is a further detached building that could be used as an office, workshop or storage. It has wooden double loading doors and separate pedestrian

access door. Internally there is a kitchen area and single toilet suitable for access by a disabled person.



ACCOMMODATION

The building has been measured on a gross internal floor area basis.

	Sq M	Sq Ft
Main building	568.49	6,119
Office building	65.63	706
Total	631.12	6,825

CAR PARKING

There is parking to the front of the site, within enclosed fencing, for approximately 12 vehicles.

At the rear there is parking for approximately six vehicles.

TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£45,000 per annum exclusive of VAT if applicable.

SERVICES

All mains services are available at the property. We have not undertaken any tests on the services provided, so recommend prospective tenants satisfy themselves that the services meet their occupational requirements and comply with current regulations.

BUSINESS RATES

The Valuation Office Agency website lists 2 assessments for the site, being the main building and the smaller detached building.

Main building – Rateable Value £24,750

“Office” building – Rateable Value - £2,600

ENERGY PERFORMANCE CERTIFICATE

There are 2 EPCs for the property –

Main building – Rating 72 in Band C

Office building – Rating 99 in Band D

A copy of the EPCs and Recommendation Reports are available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Joint Agents –

Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369

huw@huwthomascommercial.com

Or

Colin Scragg of Carter Jonas

07974 399432

Colin.scragg@carterjonas.co.uk

Details prepared November 2021

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.