

to let

UNIT 3 FOLLY ROAD, DEVIZES, SN10 2HT
6,400 ft² 594.6 m²

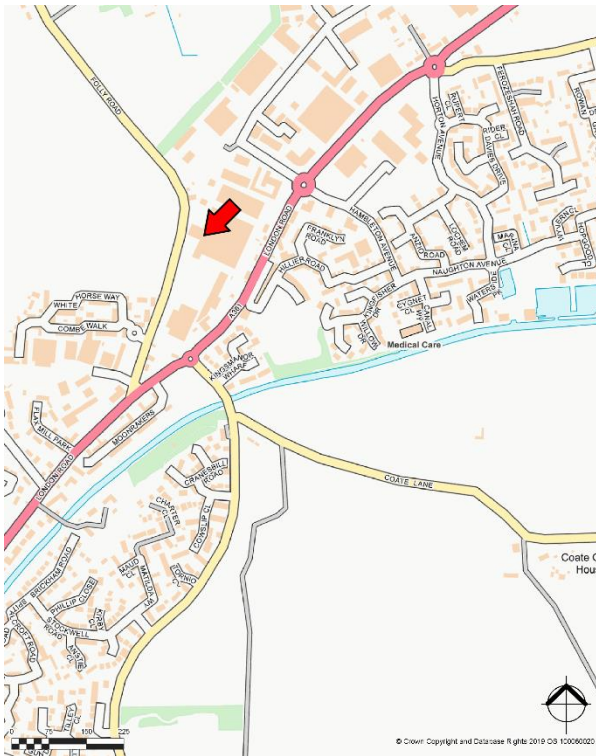


Industrial warehouse unit with external yard.

Location

Unit 3 is situated just off Folly Road in an established industrial area close to Hopton Park Industrial Estate. Nearby occupiers include Ball Aerocan and Devizes Building Supplies.

Folly Road is located approximately 1 mile north of Devizes, on the London Road. Devizes is a historic market town in the centre of Wiltshire, approximately 20 miles south of Swindon and 24 miles north of Salisbury. The M4 motorway is accessible at Swindon (Junctions 15 and 16) and Chippenham (Junction 17).



Description

The property is an end terrace industrial warehouse unit, of steel portal frame construction with insulated cladding, having an eaves height of approximately 6 metres.

There is an external yard of approximately 6,400 sq.ft.

Accommodation

The gross internal area of the property is as follows: -

Unit	6,400 ft ²	594.6 m ²
Yard	6,400 ft ²	594.6 m ²

Lease Terms

The property is available by way of a new lease for a term to be agreed at a rent of £35,000 per annum exclusive.

Business Rates

Rateable Value : £17,250
Rates Payable : On application.

VAT

VAT is applicable.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Energy Performance Certificate

Awaited.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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October 2019