TO LET

Carter Jonas

Unit 11, Bath Road Business Centre,
Devizes, Wiltshire, SN10 1XA.

Workshop Accommodation Together With Office

Approximately 192.39 Sq M (2,070 Sq Ft)

- **Located On The Bath Road Business Centre**
- **Ample Parking**
- **Workshop/Office availability**

LOCATION

>The property is situated on the popular Bath Road Business Centre, fronting the A360 Bath Road on the north east side of Devizes, approximately 1/2 a mile from the town centre. Devizes has a population of aproximately 13,500 and is readily accessible to the county town of Trowbridge (11 miles), Chippenham (11 miles) and the cities of Bath (21 miles) and Salisbury (24 miles). The M4 motorway is approximately 14 miles to the north.

DESCRIPTION

The property comprises a single-storey, brick building with pitched roof. Internally, the unit has been partitioned to create an office to the front of the building (divided into two rooms) with suspended ceiling, central heating and ample power sockets. The workshop area provides a large open plan space with a partitioned store room (with central heating and fitted units), together with WC and kitchenette facilities. There are 4 parking bays demised with the unit.

SERVICE CHARGE

The service charge covers the pro-rata costs to the estate of external repairs, building insurance, cleaning, maintenance of common parts and management costs. The service charge for this unit for 2012 is budgeted to be approximately £1,400 exclusive of VAT and rechargeable electricity and water consumption.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Total Ground floor	192.39	2,071
Total	**192.39**	**2,071**

TENURE

The property is available by way of a new Lease for a term to be agreed.

PRICE/RENT

We are quoting £12,000 per annum exclusive.

VAT

All figures are exclusive of VAT, if applicable.

LEGAL FEES

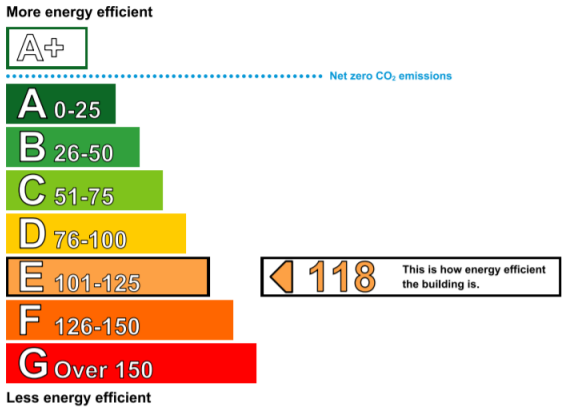
Each party is responsible for their own legal fees.

BUSINESS RATES

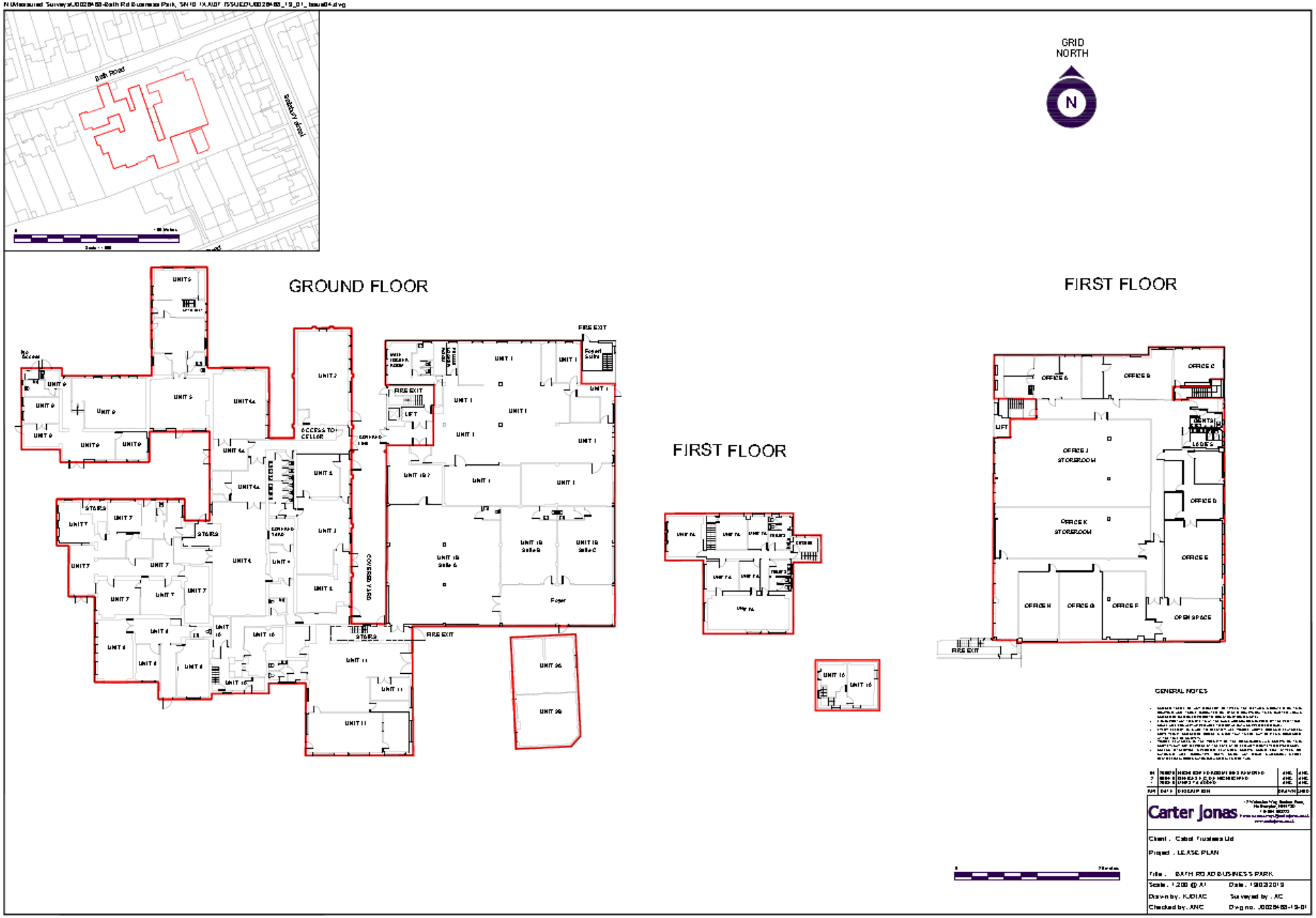
Occupiers are encouraged to make their own enquiries:
https://www.tax.service.gov.uk/business-rates-find/list-valuations?search-

EPC

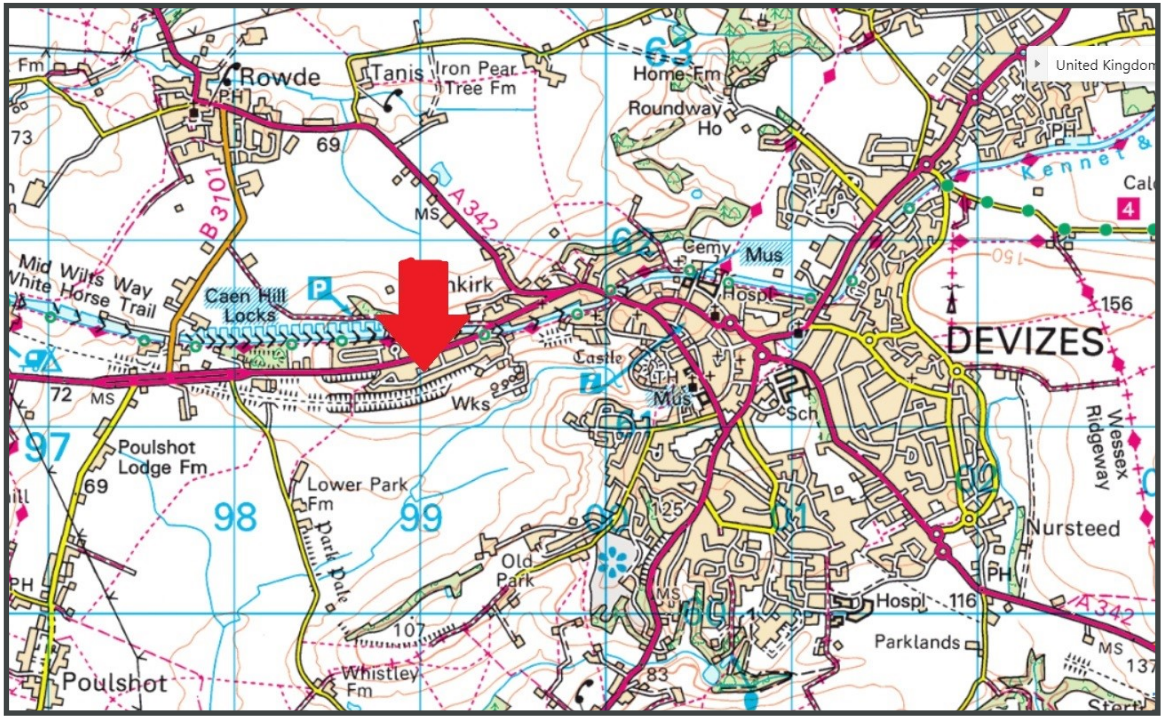
Energy Performance Asset Rating—118 >(Band E). The Certificate can be made available to interested parties upon application.



SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:
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IMPORTANT INFORMATION

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