



commercial property consultants

**TO LET**

UNIT 3 GARDEN TRADING ESTATE, DEVIZES,  
WILTSHIRE SN10 2HW



853.43 M<sup>2</sup> (9,185 FT<sup>2</sup>)

INDUSTRIAL/WAREHOUSE UNIT  
GOOD LOADING AND CIRCULATION SPACE  
LOCATED ON A POPULAR TRADING ESTATE

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658    GLOUCESTER 01452 348915



## LOCATION

Devizes is situated 9 miles west of Melksham and 13 miles east of Marlborough on the A361. Junction 17 of the M4 is approximately 16 miles to the north.

The Garden Trading Estate is a well established commercial centre located on the northern edge of the town. The nearby occupiers on the trading estate include Jewsons, Subway and Travelodge. The estate is the subject of much improvement with neighbouring units being the subject of a comprehensive refurbishment programme.

## DESCRIPTION

The property comprises a two bay warehouse/industrial unit of steel portal frame construction with brick and block elevations under a pitched roof. There is a ground floor reception/office to the front and a kitchen and further office at first floor level. The WC is accessed from the warehouse. Parking is located to the front of the property and a yard to the side.

## ACCOMMODATION

All measurements are approximate and on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Warehouse	781.26 sq m	8,409 sq ft
Office	72.12 sq m	776 sq ft
<b>TOTAL</b>	<b>853.43 sq m</b>	<b>9,185 sq ft</b>

## QUOTING RENT

£50,000 per annum, exclusive.

## TENURE

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

## EPC

An EPC has been commissioned and a certificate is awaited.

## BUSINESS RATES

Rateable value: £22750 (1<sup>st</sup> April 2023)

Interested parties are advised to make their own enquiries with the local valuation office regarding the exact rates payable.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

Ralph Wells  
T: 07957 739858  
E: ralph@wbmproperty.co.uk

Or

Alison Williams  
Carter Jonas  
Tel: 07917 041109  
Email: alison.williams@carterjonas.co.uk

11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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