

## Unit 5, Deverill Storage

Longbridge Deverill, Warminster BA12 7FB



### Description

Deverill Storage comprises a range of recently refurbished storage buildings located on the outskirts of Warminster with excellent access to A350 and 2 miles to A36 to the north and 5 miles to A303 to the south. The site benefits from CCTV, new communal WC, 24/7 access, secure automated gated entrance, on-site parking and Wi-Fi hub in each unit.

Main Workshop	118 sq m	1,275 sq ft
Area Under Mezz	82 sq m	884 sq ft
<b>Ground</b>	201 sq m	2,159 sq ft
<b>Mezzanine</b>	82 sq m	884 sq ft
<b>Gross Internal Area</b>	<b>283 sq m</b>	<b>3,043 sq ft</b>

*Measured in accordance with RICS Property Measurement Statement (2<sup>nd</sup> Edition).*

Main workshop has a minimum eaves height 5m / 16' 4" rising to 8.6m / 28' 3".

Max internal depth of 17.95m x max internal width of 11.17m. Height under the mezzanine is 3.45m / 11' 4".

Roller shutter door to front with an opening of 5m / 16' 4" wide x 5m / 16' 4" wide.

**To Let – £12,000 p.a. + VAT**

### Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Available on a new lease from June 2024, possibly earlier through agreement – **Subject to Vacant Possession**
- Full repairing and insuring equivalent basis
- Rent Review at the 3<sup>rd</sup> anniversary.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £500 + VAT towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

### Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Location – W3W///soonest.doll.shots

Local Council: Wiltshire Council – 0300 456 0100

**Planning:** Most recently occupied as a car restoration business. We understand the unit benefits from consent for Class B2 – General Industrial, Light Industrial or Storage type uses. Interested parties should rely on their own enquiries with the local planning authority.

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £9,500 (2023 List). This is not the rates payable. Parties may benefit from some relief from business rates and should make their own enquiries of the local billing authority.

**Services:** 3 phase electric. Water and drainage on site. Services and appliances not tested.

**EPC Rating:** Exempt

**VAT:** We understand that VAT is payable on the rent.

**Viewings:** By appointment only through the sole agents **Cooper and Tanner** – 03450 34 77 58



## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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