

Buildings 1 & 2, Hopton Industrial Estate

Hopton Road
Devizes
Wiltshire
SN10 2JP

WAREHOUSE / INDUSTRIAL / MANUFACTURING

25,901 sq ft to 61,431 sq ft (2,406.3 to 5,707.2 sq m)
On 4.07 Acres (1.64 Ha)

- Available individually or combined.
- Rare high quality freehold opportunity.
- Two modern, self-contained Industrial / Manufacturing facilities.
- Self-contained site, within well landscaped estate.
- 8.6m eaves height rising to 10.5m at the apex.
- Generous parking provision.
- PV panels on Building 2.
- Dedicated loading with EV charging provision.



CONTACT US

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Buildings 1 & 2 Hopton Industrial Estate

Property Overview

DESCRIPTION

- Rare high quality freehold opportunity.
- Two modern, self-contained Industrial / Manufacturing facilities
Self-contained site, within well landscaped estate.
- Full height ground level loading.
- Generous parking provision.
- Dedicated loading with EV charging provision.
- Steel portal frame construction.

SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Building 1	SQ FT	SQ M
Ground Floor – Warehouse	11,688	1,085.9
Ground Floor – Office	7,266	675.0
First Floor – Office	6,947	645.4
Mezzanine	583	54.1
Total – Excluding Mezzanine	25,901	2,406.3
Building 2	SQ FT	SQ M
Ground Floor – Warehouse	24,624	2,287.6
Ground Floor – Office	5,995	557.0
First Floor – Office	4,911	456.3
Mezzanine	1,127	104.7
Total – Excluding Mezzanine	35,530	3,300.9
TOTAL GIA	61,431	5,707.2
TOTAL SITE AREA	4.07 Acres	1.64 Ha

Industrial | For Sale

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Building 1

DESCRIPTION

- 25,901 sq ft on 2.03 acres.
- Modern detached manufacturing / warehouse unit.
- Fully fitted ground and first floor office space.
- Two ground level loading doors measuring 3.5m in width and 3.9m in height.
- LED lighting throughout.
- Dedicated loading area.
- Rear concrete yard with ability to be secured.
- Generous parking provision.

ENERGY PERFORMANCE

Building 1 has been given an Energy Performance Certificate (EPC) of C (59).

A full EPC is available upon request.



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Building 2

DESCRIPTION

- 35,530 sq ft on 2.04 acres.
- Modern detached manufacturing / warehouse unit.
- Fully fitted first floor office space.
- 8.6m eaves height rising to 10.5m at the apex.
- Ground level loading door measuring 4.4m in width and 4.5m in height.
- Separate service yard access via Waller Road.
- PV panels on Building 2.
- Secure, self-contained concrete yard area.
- Generous parking provision.

ENERGY PERFORMANCE

Building 2 has been given an Energy Performance Certificate (EPC) of B (48).

A full EPC is available upon request.

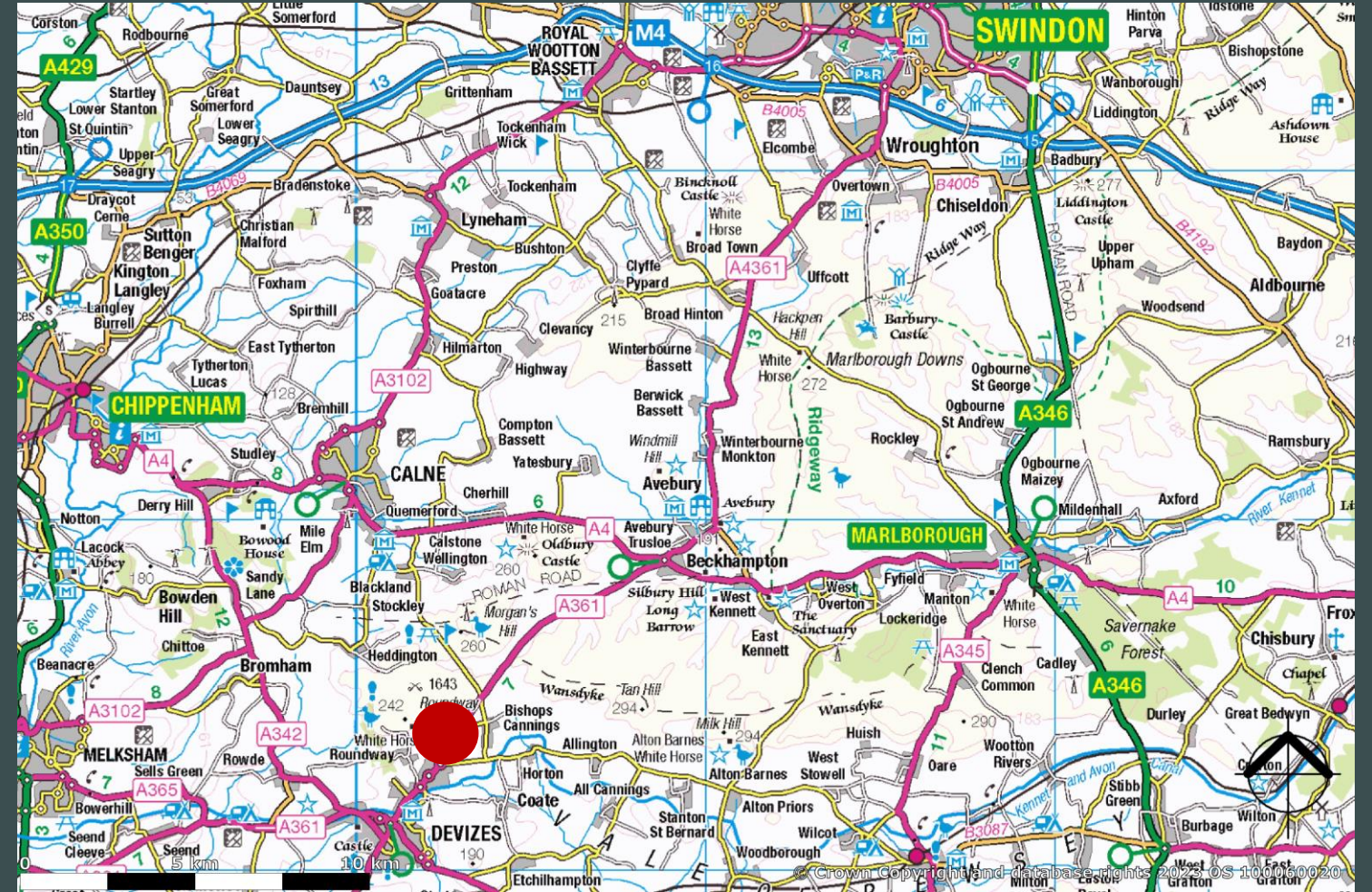


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Further Information

PLANNING

The properties have been used for both manufacturing and storage purposes. Based on this, we would suggest the properties are suitable for Class E (g) (iii) Light Industrial, Class B2 Industrial Processes & Class B8 Storage and Distribution purposes.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a combined Rateable Value of £282,500.

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of any upcoming changes to this and any associated Transition Relief benefits.

TENURE

The property is available to purchase on a freehold basis, with vacant possession.

PRICE

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

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SITUATION

- Located within established industrial destination.
- Self-contained site, within well landscaped estate.
- Excellent access to A361 Providing access to Devizes to the South and Swindon / Junction 16 of the M4 Motorway to the North.

TRAVEL DISTANCES

- Devizes Town Centre – 2.3 miles (3.7 km)
- Junction 16 of the M4 Motorway – 16.2 miles (26.1 km)
- Swindon – 18.2 miles (29.4 km)
- Bath – 22.1 miles (35.6 km)
- Bristol – 39.9 miles (64.2 km)

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