



CONTINUUM PROPERTY

TO LET ON NEW LEASE

GROUND FLOOR SERVICED OFFICE WITH PRIVATE PARKING

322 Sq ft / 30 sq m

The Badbury Office, Lansdowne House, Long Street, Devizes, Wiltshire. SN10 1NJ



A well-presented, secure and conveniently located ground floor office with car parking within the immediate proximity of the centre of town.

The office comprises a stunning office filled with natural light and a stunning original features.

The market town of Devizes is within easy reach of the M4 and the A303 and near to Melksham, Chippenham, Trowbridge and Swindon.

- Car parking in private on site car park available
- Recently refurbished to a very high standard
- Access to gigabit capable broadband and wifi
- Access to shared high quality kitchen, separate ladies' and gentlemen's toilets and dedicated waiting areas

The whole property offers a friendly and professional environment.

01380 710283 | info@continuumproperty.co.uk
www.continuumproperty.co.uk

These property particulars have been produced to offer a general guide to the property. Any plans are for identification only and are not to scale. Legal advice should be sought before committing to any purchase or tenancy. Continuum Property Management is a private limited company registered in England and Wales – company number 12456780.



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The Avebury Office



Entrance Hall



The Library



Modern Office Technology

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LOCATION

Devizes is a popular market town with a population in the region of 15,000. The town is approximately 20 miles south west of Swindon and 9 miles south east of Chippenham.

This office is located within a stunning Grade II Listed property and is located in the centre of town – Lansdowne House is a 1 or 2 minute walk from the Devizes Market Place.

DESCRIPTION

Entering the building from Long Street, via an electronically controlled, grand front door leads into an elegant high ceilinged entrance hall with a dedicated waiting area called The Library. The shelves are filled with old leather bound law books, which reflect the uses the building has had over the years.

A grand staircase with stunning stained glass window leads from the main entrance hall up to a landing off of which the separate, modern toilets and recently refurbished kitchen are located.

The Badbury Office leads from the ground floor entrance hall. It consists of a spacious main office area with high ceiling, two large windows to bring in natural light and an ornamental fireplace. The high quality LED lighting ensure that all areas of this room are well lit and welcoming at all times.

The office has been totally refurbished to a high standard and has a brand new fitted electrical heating system. It also has ample modern IT data ports and mains power sockets installed throughout the room.

Access to the building and office is controlled via electronic access card. CCTV provides security outside including the car park as well as internal communal areas.

The large, private, car park to the rear of the building has space that are available to this room.

ACCOMODATION

	Sq M	Sq Ft
Main office	30 sq m	322 sq ft

TERMS

The property is offered by way of a new internal repairing and insuring lease for a term of three years.

RENT

£7,404 per annum. VAT is not chargeable on the rental.

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BUSINESS RATES

The office is currently individually assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

VIEWING AND FURTHER INFORMATION

Please contact the agent: Continuum Property on 01380 710283 or info@continuumproperty.co.uk

DISCLAIMER

These details are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Continuum Property Management, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.

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