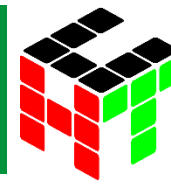


ROADSIDE WAREHOUSE UNIT, TO LET ON NEW LEASE



Huw Thomas
commercial

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WAREHOUSE UNIT WITH OFFICES

7,461 Sq Ft
693.41 Sq M

- High profile location
- Good on site parking
- Available January 2024
- New lease
- £45,000 per annum, exc VAT

11, ANDOVER ROAD, CHIRTON, DEVIZES, WILTSHIRE, SN10 3QL

LOCATION

Chirton is a village located on the A342 approximately 5 miles south east of Devizes, in the direction of Andover.

The property is situated directly adjacent to the main road therefore it benefits from a high profile and high level of passing traffic.

DESCRIPTION

The property has a large tarmac forecourt providing parking and circulation space together with loading access to the warehouse.

A double glazed entrance porch gives pedestrian access to 3 offices, all with full suspended ceiling with integral lighting; carpet floor covering and painted blockwork walls. There are UPVC double glazed windows and electric wall mounted heaters.

Adjacent to the office space are male and female toilets and a large kitchen / staff room area. The kitchen area has a worktop with sink & drainer and both floor and wall mounted storage units.



Kitchen / rest room

From the main office, there is access to the original warehouse that is of concrete portal frame construction with an asbestos cement roof covering. It has an eaves height of approximately 3.7 metres and a roller shutter loading door approximately 2.0 metres wide x 2.5 metres high.

Adjacent to this is a modern warehouse of steel portal frame construction with an insulated steel sheet roof. It has an eaves height of approximately 4.0 metres high and an up & over loading door approximately 4.15 metres wide x 3.45 metres high.



Original warehouse



Modern warehouse extension

To the eastern side of the property is a gated and fenced yard area provided good parking and storage space.

ACCOMMODATION

	Sq M	Sq Ft
Entrance porch	5.32	57
Office space	52.90	569
Toilets	11.83	127
Kitchen / rest room	13.66	147
Original warehouse	99.87	1,075
Modern warehouse extension	509.83	5,486
Total gross area	693.41	7,461

TERMS

The property is offered on new lease for a term of years to be agreed.

RENT

£45,000 per annum exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £29,500.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy of the EPC and Recommendation Report will be available from the agent as soon as it is registered.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details prepared August 2023.



Modern warehouse extension

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