

INDUSTRIAL / WAREHOUSE BUILDING - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



Warehouse / industrial unit
with overhead crane

5,596 Sq Ft
519.87 Sq M

- Accessible and popular estate
- Large loading door
- Good clear internal space
- 6.3 tonne overhead crane
- New Lease
- £40,000 pa excl of VAT

UNIT 7, BANDA TRADING ESTATE, NURSTEED ROAD, DEVIZES, WILTSHIRE SN10 3DY

LOCATION

Devizes is a busy market town located on the A361 giving access to Swindon approximately 18 miles to the north east; Chippenham approximately 11 miles to the north west and Marlborough approximately 9 miles to the east. To the south, Andover is approximately 32 miles south east via the A342 and Salisbury approximately 24 miles south via the A360.

Nursted Road forms part of the A362 leading south from Devizes toward Upavon and Andover. The Banda Trading Estate fronts the road approximately 1 mile south east of the town centre. Occupier on the Estate include Barefoot Signs and Wolseley Plumb Centre.

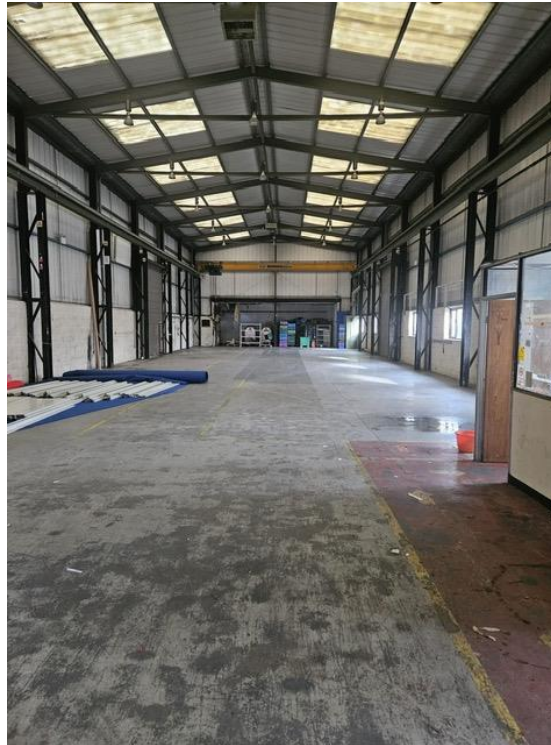
DESCRIPTION

The building is of standard steel portal frame construction with brick and block lower elevations with insulated cladding above to its full eaves height of approximately 7m.

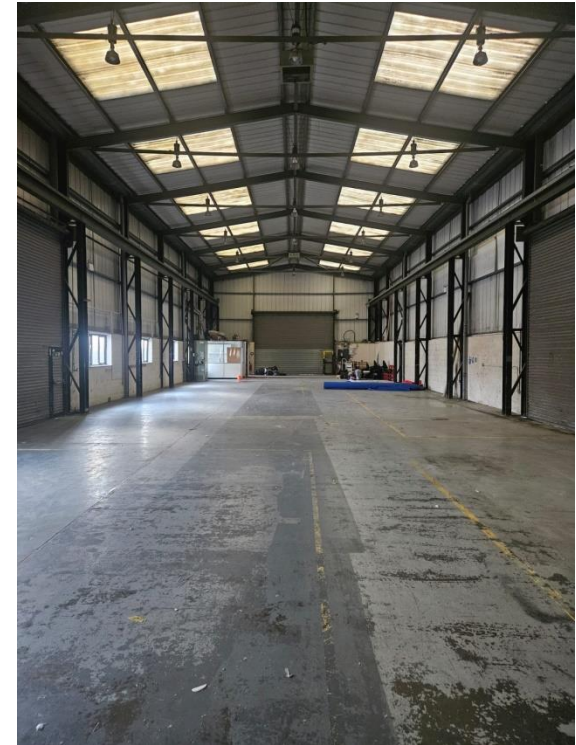
In the front elevation is a large steel roller shutter loading door approximately 6.2m wide x 4.68m high.

In the side elevation are 2 further loading doors each approximately 4m wide x 4.7m high.

Internally the building provides good clear space.



View from front toward rear of unit



View from rear of unit toward the front

The building has high bay lighting and a gas fired warm air blower heater. The building also has the benefit of a 6.3 tonne Demag overhead crane.

To the side of the unit there is a yard area providing good parking space.

At the front corner are two toilets and a kitchen with worktop, sink & drainer.

ACCOMMODATION

	Sq M	Sq Ft
Gross internal area	519.87	5,596

TERMS

The building is offered by way of a new lease for a term of years to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£40,000 per annum exclusive of VAT.

We are informed that VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common areas of Banda Trading Estate. The current service charge payable is approximately £2,800 + VAT per annum.

SERVICES

All mains services are connected to the unit that has both single and 3 phase electricity and mains gas.

We have not undertaken any tests on the services provided and recommend that prospective tenants satisfy themselves that the services comply with current regulations and meet their occupation requirement.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £32,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of 93 in Band D.

A copy of the EPC and Recommendation Report is available from the agent on request.

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 March 2024.

Disclaimer

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