



TO LET

Unit 12, Devizes Trade Centre

Hopton Park Industrial Estate, Devizes SN10 2EH

Industrial Workshop Unit – 1,282 sq ft (119.09 sq m)

Location

Devizes is a mid Wiltshire market town situated approximately 12 miles to the south east of Chippenham, 20 miles to the south west of Swindon and 11 miles to the east of Trowbridge.

Junction 17 of the M4 motorway is just 4 miles to the north of Chippenham where easy access to Bristol is half an hour to the west and Reading less than one hour to the east.

Hopton Industrial Estate lies on the north side of London Road (A361) and is the Town's largest and most established industrial estate. Other occupiers within the Trade Centre include Screwfix, Howdens, Eyedot, Steele Davies and St. John Ambulance.

M4 – J17



16 miles northwest

M4 – J16



17 miles northwest

Trowbridge



11 miles

Swindon



18 miles



Accommodation

Description

The property comprises an end of terrace commercial unit of clear span steel frame construction, with brick and clad elevations beneath a pitched roof. Internally the refurbished unit provides open plan space to the ground floor with offices/additional storage above.

The unit has a minimum height to the underside of the first floor of 3.08m (10'1) and benefits from a painted concrete floor, painted walls, up and over loading door of 3.10m wide x 2.90m high, w.c., 3 phase power and lighting.

The first floor is open plan in nature and benefits from windows on the front and side elevations. There is also a teapoint at this level.

Car Parking

Externally there are 3 allocated car parking spaces as well as the loading apron.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

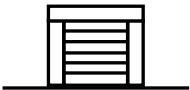
The property has been measured on a gross internal area in accordance with the RICS Code of Measuring Practice 6th Edition.

Area	Sq ft	Sq m
Ground Floor	691	64.19
First Floor	591	54.90
TOTAL	1,282	119.09

Trade Counter potential



Surface level Loading doors



3 phase power



Onsite parking



LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand that the property is suitable for Class E (Business, Commercial & Service), B2 (General Industrial) and B8 (Storage and Warehousing) uses. Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Wiltshire Council www.wiltshire.gov.uk / 0300 456 1000.

Business Rates

The Valuation Office Agency website lists the property as “Fitness Centre & Premises” with a Rateable Value of £7,400.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is C (63) and is valid to 27 November 2028. A copy of the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available by way of a new full repairing lease direct from the Landlord.

Rent

The property is offered to let for £13,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
7 Pine Court
Kembrey Park
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AK Ref: JDG/DLN/100743
Date: December 2024
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

