



TO LET

Unit 10 Nursteed Trading Estate

William Road, Devizes, Wiltshire SN10 3EW

Warehouse/Workshop Unit – 3,140 sq ft (292 sq m) approx

Location

Devizes is a mid Wiltshire market town located 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. Junctions 16 & 17 of the M4 motorway provide easy to the North of Devizes.

Nursteed Trading Estate is situated towards the south eastern outskirts of Devizes, approximately 1 mile from the town centre and within easy reach of all amenities. It has direct access to the main A342 Devizes to Andover Road and the town's eastern bypass providing convenient access to Swindon and Marlborough via the A361.

Nearby businesses include Grist Environmental Ltd, DS Smith, TH White, City Plumbing Supplies and Mole Valley. The town also boasts a wealth of further well known occupiers many of whom are located at Hopton Road Industrial Estate and include Smallbones, Bakkavor Desserts, Howdens and Screwfix.

M4 – J17



16 miles northwest

M4 – J16



18 miles northeast

Trowbridge



11 miles

Marlborough



15 miles



Accommodation

Description

Unit 10 is situated at the end of the first terrace of industrial/storage units accessed directly off Nursteed Road.

The unit is of steel framed construction under a double pitched insulated roof incorporating rooflights. The front elevation is finished in brick with pedestrian access doors leading to office and wc/kitchenette facilities. The rear elevation is fully clad incorporating an up and over sectional loading door measuring 3.5m wide x 4.6m high leading to full height warehouse/workshop with an internal eaves height of 5.0m. LED lighting is provided throughout. There is also a mezzanine floor accessed from the warehouse.

Externally, there is a shared communal accessway with large dedicated loading/parking area to the rear as well as car parking for 5 vehicles to the front.

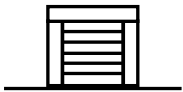
Services

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.

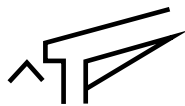
The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

Area	Sq ft	Sq m
Ground Floor	2,450	228
Mezzanine	690	64
TOTAL	3,140	292

Surface level Door



Eaves height 5.0m



LED lighting



Mezzanine



Car parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand that the property is suitable for Class E (Commercial, Business & Services) B2 (General Industrial) and B8 (Storage and Warehousing) uses.

Interested parties are recommended to make their own enquiries to the Planning Department of the Local Planning Authority, Wiltshire Council
Tel: 0300 456 1000 www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency lists the property as “Warehouse and Premises” with a Rateable Value of £14,500.

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 (66) and 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](#)

Terms

The property is available on a new full repairing lease for a term of years to be agreed direct from the Landlord. The Premises are available from 31 January 2025 or earlier by negotiation.

Rent

The premises are offered to let at £27,000 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 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

12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/100385

Date: September 2024

Subject to Contract



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Important Notice

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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.



