jones robinson
Incorporating Martin Walker

£75,000 PA

Unit 1, The Omitec Site
Hopton Road

Hopton Park Industrial Estate,
Devizes SN10 2EU

A detached steel portal frame industrial unit with offices and good vehicular access.

- Well located on the town's principal industrial estate with good A361 access
- 13,966 sq ft of which 1500 sq ft is a mezzanine storage
- Allocated front car parking
- 3.60 metre eaves
- Roof-mounted solar array for reduced energy costs

DESCRIPTION

One of two detached units on the same site, Unit One has until recently been used as a manufacturing facility for Continental.

LOCATION

The premises are situated near the entrance to the town's principal industrial estate between Zelf Van Hire and Sydenhams Builders Merchants. Other nearby occupiers include Smallbone, Haydens Bakeries (Bakkavor), Cross Manufacturing, Grant Boilers, Wiltshire Concrete, Latchways and Fussell Wadman.

Devizes is a historic market town in the centre of Wiltshire, approximately 20 miles due South of Swindon and 24 miles due North of Salisbury. The nearest access to the M4 motorway is at Swindon (junctions 15 and 16) and Chippenham (junction 17). Mainline railway stations are at Pewsey, Chippenham and Trowbridge. Devizes has an urban population of 11,715 people (2011 census).

ACCOMMODATION

Ground floor 12,465 sq ft
Mezzanine A (staircase access) 576 sq ft
Mezzanine B (ladder access) 924 sq ft
Total Gross Internal Area 13,966 sq ft
All measurements are approximate and are recorded in accordance with the RICS Code of Measuring Practice, 6th Edition.

LEASE TERMS

Available on a new lease, the terms of which are to be agreed and will be subject to contract. References and a deposit may be sought. Each party is to bear its own legal costs in the transaction.

BUSINESS RATES

To be assessed. Units 1 and 2 are currently included on the same assessment. Please note that the RV is not the same as the business rates payable. More information may be obtained from www.gov.uk/introduction-to-business-rates

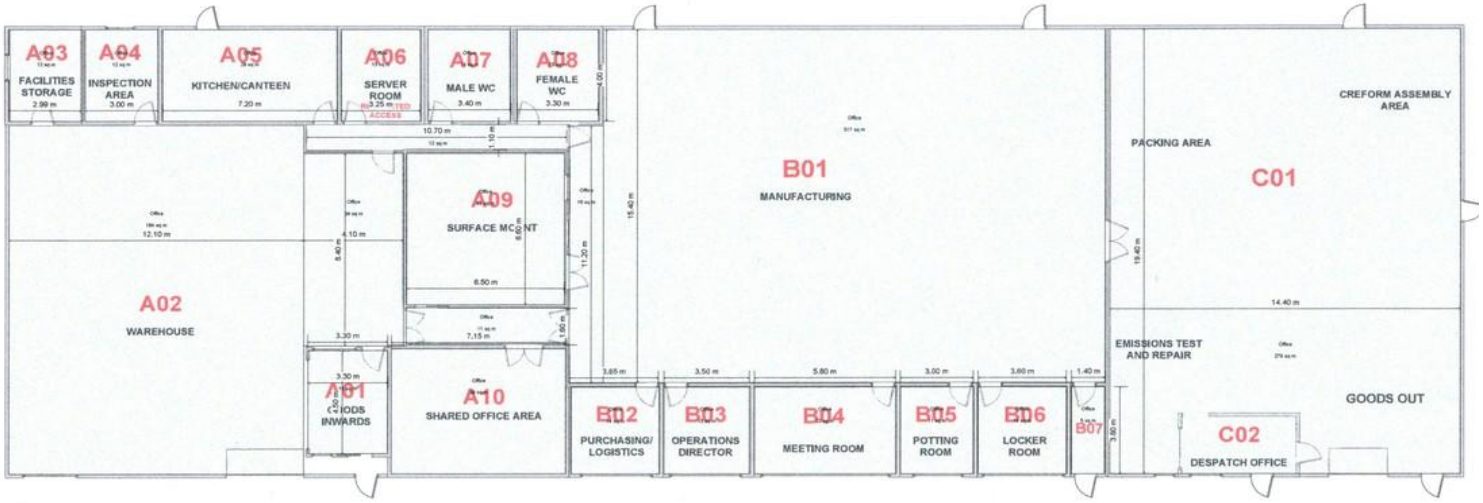
OTHER INFORMATION

Planning consent for B1, B2 and B8 uses. EPC currently being prepared. We understand that the rent will be subject to VAT. We recommend that all applicants make their own enquiries. Applicants are recommended to refer to the RICS Code of Practice for Commercial Leases. Details prepared June 2020.

VIEWING DETAILS

Available strictly through the sole agents, Jones Robinson Estate Agents and Chartered Surveyors by contacting Jonathan Shortt on 07878 397301 (Mobile) or email: enquiries@mwwilts.co.uk

DEVIZES – UNIT 1



All enquiries to:

Jonathan Shortt
jonathan@mwwilts.co.uk
07878 397301

jones robinson
Incorporating Martin Walker

3 Wine Street
Devizes
SN10 1AP

www.mwwilts.co.uk

Jones Robinson Estate Agents Ltd, on behalf of and for the Vendors or Lessors of this property whose agents they are, gives notice that: **(1)** these particulars are set out as a general outline only for the guidance of intending purchasers and lessors and do not constitute, nor constitute part of, an offer or contract. **(2)** all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct, but intending purchasers or lessors should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them **(3)** no person in the employment of Jones Robinson Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to this property. **(4)** unless otherwise stated, all prices and rents are quoted exclusive of VAT.

The Property Ombudsman