



**TO LET**

**£13,500 PA**

Unit 4 Glenmore Business Centre  
Hopton Park Industrial Estate  
Devizes SN10 2EQ





## A modern end of terrace steel portal frame business unit with parking provision.

- A 2005 built business unit with first floor offices and ground floor workshop
- Located on the town's principal industrial estate
- Excellent access to the A361 road to Swindon and the M4
- Three adjacent allocated car spaces plus loading bay
- 2.94 metre ground floor ceiling height with 5.70m external eaves
- Solar panels for reduced electricity costs
- Gas and three phase supplies



### DESCRIPTION

Constructed in around 2005, this semi-detached business unit comprises a ground floor workshop space with smooth concrete floor and an enclosed staircase to the office accommodation on the first floor. The offices include a board room, kitchen facilities and an open plan office space with good natural light and views towards Roundway Hill. DDA compliant toilet facilities are located at ground floor level in the workshop. Heating to the offices is electric although a gas supply exists.

### LOCATION SUMMARY

The premises are situated on Glenmore at the northern end of Hopton Park Industrial Estate approximately 50 metres from the A361. Devizes is 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 812 sq ft      First floor 800 sq ft

Total Gross Internal Area 1,612 sq ft (149.77 sq m)

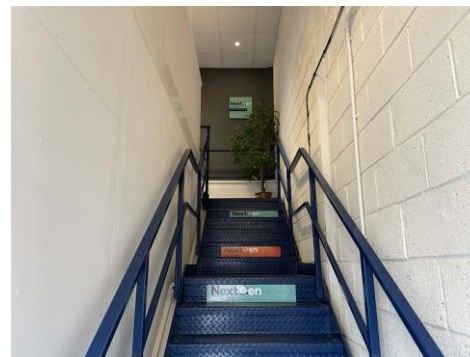
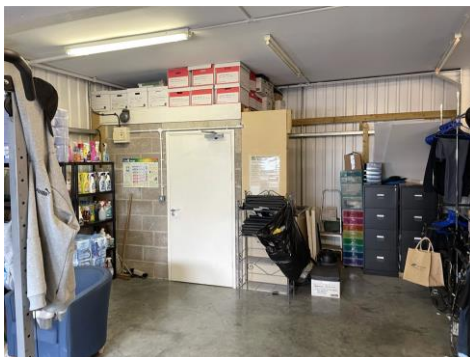
All measurements are approximate and are recorded in accordance with the RICS Code of Measuring Practice, 6th Edition.

### 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

We note from the 2017 List that the Rateable Value for Unit 4 is given as £8,300. 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](http://www.gov.uk/introduction-to-business-rates)

## OTHER INFORMATION

Planning consent for employment uses. EPC "C"(56), exp 10.12.2024. A service charge is payable for the upkeep of the estate landscaping and surfaces (details on request). We understand that the rent is not subject to VAT but 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 October 2021.







## VIEWING ARRANGEMENTS

Available strictly through the sole agents, Jones Robinson Estate Agents by contacting Jonathan Shortt on 07878 397301 (Mobile) or email: [jonathan.shortt@jonesrobinson.co.uk](mailto:jonathan.shortt@jonesrobinson.co.uk)



Jones Robinson Estate Agents  
3 Wine Street  
Devizes  
SN10 1AP

01380 730200  
[devizes.sales@jonesrobinson.co.uk](mailto:devizes.sales@jonesrobinson.co.uk)  
[www.jonesrobinson.co.uk](http://www.jonesrobinson.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.