



**The Selectabook Building**  
**Folly Road**  
**Roundway**  
**Devizes**  
**Wiltshire SN10 2HT**

**Warehouse Facility**

**From 200 to 1,593.13 Sq M (2,153 - 17,148 Sq Ft)**

- **Flexible Terms**
- **Nearby Local Facilities**
- **Clear Span Space**
- **Good Access to M4 via junctions 15 and 17**

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## LOCATION

The property is conveniently situated towards the northern outskirts of Devizes with frontage onto Folly Road just off London Road, the main A361 providing access to Swindon and Chippenham. Junctions 15 and 17 of the M4 can be reached within a 35-40 minutes' drive time, whilst mainline railway stations are at Chippenham and Pewsey, both 10-miles away, providing regular services to London Paddington and the West Country. Nearby occupiers include Jewsons and Grahams. Local facilities include a Travelodge, Subway and convenience store at the next door petrol filling station.

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## DESCRIPTION

The property comprises practical warehouse facilities of steel portal frame construction with brick clad elevations.

Offices can be made available to the front of the property, with staff room, kitchen and W/Cs.

The warehouse element has the benefit of three phase electricity, and availability of an eaves height of 5.5m rising to a pitch of 6.78 m.

Outside, there is potential for a yard area if required.

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## SERVICES

Mains water, three phase electricity and drainage are connected.

We have not verified or tested any of the service installations and advise interested parties to make their own investigations as to the state and condition.

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## TERMS

Flexible Lease arrangements. Please apply to the agents for more information.

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## ACCOMMODATION

Flexible warehouse space is available up to 1,593.13 sq m (17,148 sq ft).

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## QUOTING RENT

Please apply to the agents.

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## RATEABLE VALUE

The rates payable will depend on the extent of the accommodation that is occupied.

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## EPC

An EPC has been commissioned and the certificate is awaited

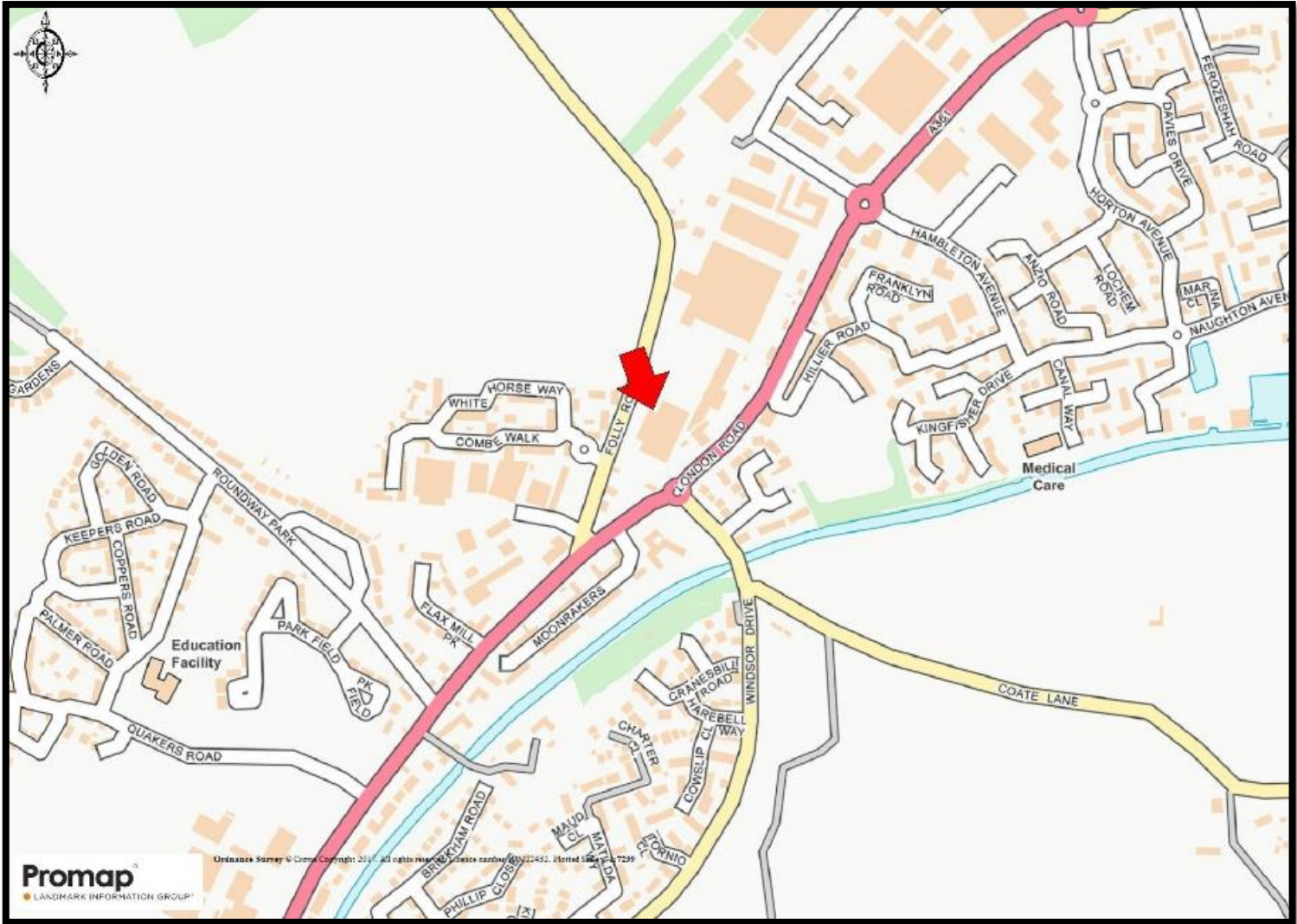
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## VAT

Figures are exclusive of VAT, if applicable.

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SUBJECT TO CONTRACT



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#### IMPORTANT INFORMATION

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**Carter Jonas**