



**Two first floor office suites, Broadway, Market  
Lavington, Devizes, SN10 5RQ  
£6 per sq ft per annum**

- TO LET (together or separately) • Use Class B1 • Suite One: approximately 2,000 sq ft • Suite Two: approximately 1,500 sq ft • Total Net Internal Area: 3,500 sq ft • New Lease (s): terms to be agreed • Rent at a rate of only £6.00 per sq ft per annum

**Disclaimer**

The agent has not tested any apparatus, equipment, fixture, fitting or services so cannot verify they are in working order, or fit for their purpose, neither has the agent checked the legal documents to verify title details or tenure of the property. The buyer is advised to obtain verification from their solicitor and surveyor. All photographs are taken using a camera with either a wide angle or zoom lens. Floor plans are not to scale and the accuracy of measurements is not guaranteed.

Two light and spacious first floor office suites in an attractive older style building set in a rural location with good road access and on-site parking. Ref: 2535

#### LOCATION

The offices are situated about four miles to the South of Devizes off the A350 road to Salisbury. The A303 may be accessed at Stonehenge (about 20 minutes away). Devizes is situated 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).

#### DESCRIPTION

A choice of two office suites at the front of the building at first floor level. Both office suites have a spacious feel with roof lights and exposed roof trusses. They each benefit from a board room, break-out rooms and open plan office space.

#### ACCOMMODATION

All measurements are approximate and areas are given on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

##### Net Internal Area

Suite One (including kitchen) - 186.04 sq m/2002 sq ft

Suite Two - 140.98 sq m/1,517 sq ft

Ground floor toilets (shared) -

Total NIA - 327.02sq m/3,520 sq ft

There is adequate parking provision on site.

#### BUSINESS RATES

According to the Valuation Office Agency website, the Rateable Values for the two offices as given in the 2017 list at the time of writing was as follows:

##### Suite One

Description: 1st Floor office

LA reference: N15207925500050

NIA: 188.30 sq m

RV: £16,000

##### Suite Two

Description: 1st Floor office

LA reference: N15207925500100

NIA: 139.80 sq m

RV: £9,900

Please note that the Rateable Value is not the same as the Business Rates Payable. Small business relief may be available. Further information may be obtained from [www.voa.gov.uk/business\\_rates/](http://www.voa.gov.uk/business_rates/)

#### LEASE

The premises are available for occupation either together, under one lease, or separately, by way of new, effectively full repairing and insuring leases, the terms of which are to be agreed. The tenant will be responsible for reimbursing a fair proportion of the landlord's costs of maintaining the structure and exterior of the building. References, a rental deposit and a guarantor may be required by the landlord.

#### PERMITTED USE

We understand that the current permitted legal use falls into Use Class B1 (offices) as defined in the Town and Country Planning (Use Classes) Order 1987.

#### RENT

The quoting rent is at the rate of £6.00 per sq ft per annum exclusive of VAT, business rates and services, payable quarterly in advance.

#### VAT

We understand the property is currently subject to VAT. We recommend that the prospective tenants establish all VAT implications prior to entering into any agreement.

#### LEASE CODE

Applicants are recommended to refer to the RICS Code of Practice for Commercial Leases: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### COSTS

Each party is to bear its own legal costs in the transaction.

#### SERVICES

Mains water, drainage and electricity are connected. None of the services or fittings within the building has been tested by the agent. The accommodation is not fitted with air-conditioning and there is no lift. Basic broadband access is currently available. At an additional rent, faster broadband speeds can be made available by connection via fibre-optic cable, depending on requirements. Further information may be obtained from the agents.

#### EPC

Energy Performance Certificates are in the course of preparation.

#### ASBESTOS SURVEY

A copy of the asbestos survey will be available from the agent.

#### VIEWING

Available strictly through the sole agents, Martin Walker Estate Agents and Chartered Surveyors by contacting Jonathan Shortt on 01380 721101 (DD) or 07878 397301 (Mobile) or email: [enquiries@mwwilts.co.uk](mailto:enquiries@mwwilts.co.uk)

Martin Walker 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 Martin Walker 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.

Details prepared February 2018