



Unit 10, Nursted Road Trading Estate, William Road

Devizes, SN10 3EW

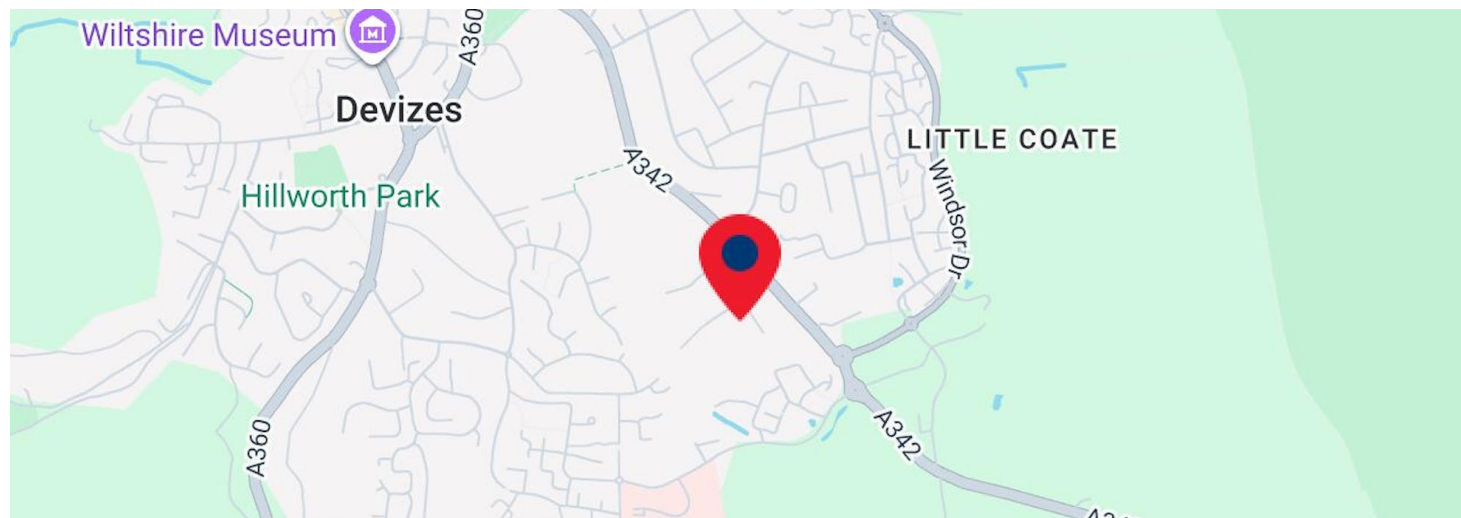
INDUSTRIAL/STORAGE UNIT.

2,450 sq ft
(227.61 sq m)

- TRADE / ROADSIDE LOCATION
- 5M EAVES HEIGHT
- SURFACE LEVEL DOOR
- LED LIGHTING
- DEDICATED
LOADING/PARKING AREA
- NEARBY OCCUPIERS MOLE
VALLEY & CITY PLUMBING

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Summary

Available Size	2,450 sq ft / 227.61 sq m
Rent	£24,500 per annum
Rateable Value	£14,500
Rates Payable	£7,235.50 per annum
EPC	C (66)

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 access 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.

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<https://what3words.com/await.hawks.deduct>

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 a pedestrian access door 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 additional car parking for 5 vehicles to the front.

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com

James Gregory (Alder King)

01793 615477 | 07917 188 006

