

Hawthorn Works

Andover Road, Chirton, Devizes, SN10 3QL



Key Highlights

- 4,785 sq ft
- Gated and fenced compound
- 2 loading doors
- £35,000 pa exc VAT
- Detached building
- Excellent on site parking
- New lease



Description

Hawthorn Works is a modern detached industrial unit of steel portal frame construction, with elevations of insulated steel cladding and a pitched, insulated steel sheet roof.

The building has circulation space around all sides with plentiful hard surfaced parking available.

Internally the building provides a small office, two toilets, a staff room and two areas of open plan workshop / production space. The internal eaves height is approximately 3.25 metres rising to 4 m at the apex. To the rear side of the unit is a sectional up & over loading door approximately 3.7 m wide x 3.0 m high. At the diagonally opposite corner of the building is a roller shutter loading door approximately 3.5 m wide x 3.1 m high.

Location

Chirton is a village located on the A342 approximately 6 miles south east of Devizes.

Hawthorn Works is the first property on the left hand side as you enter the village when travelling from Devizes. It's gateway fronts the road, with the building set back within it's own compound.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	4,785	444.54	Available
Total	4,785	444.54	

Terms

The building is offered by way of a new lease for a term to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Rent

£35,000 per annum. The rent is subject to VAT at the standard rate.

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value effective from 1st April 2026 of £30,500.

The business rates payable for the 2026/27 year are approximately £13,176.00

Utilities

The site is connected to mains water, drainage and electricity with both single and 3 phase supply available. Heating within the unit is oil fired.

We recommend that prospective tenants satisfy themselves that the utilities provided meet their occupation requirements.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and a copy will be available from the agent as soon as it is registered.

Availability

The existing occupier will need a period of months to clear the unit of stock and machinery before it can be handed over to a new tenant. We will therefore wish to discuss timing for occupation with any new tenant.

Legal Costs

Each party will be responsible for their own legal costs incurred in the negotiation and agreement of the lease.



Contact

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