

FOR SALE
Devizes

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PROPERTY CONSULTANTS



INDUSTRIAL & OFFICE PROPERTY

**Unit 8 Hopton Industrial
Estate
Devizes
SN10 2EU**

**16,798 sq ft (1,560 sq m)
on 1.190 acres (0.482 ha)**



Unit 8, Hopton Industrial Estate, Devizes SN10 2EU

Location

Devizes is a mid Wiltshire market town situated 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.

Junction 17 of the M4 motorway is just 4 miles to the north of Chippenham where easy access to Bristol is half an hour to the west and Reading less than hour to the east.

Hopton Industrial Estate lies on the north side of London Road (A361) and is the Town's largest and most established industrial estate. Occupiers on the Estate include Latchways, Gaiger, Cross, Haydens, Screwfix and Howdens.

A large Peugeot showroom is situated opposite the property and there is a large B&Q store and a Lidl to the south of London Road opposite as well as a 1980s two storey office campus.

Description

The property which is understood to date back to 1983 comprises an "H" shaped office and workshop facility together with an "L" shaped building along the south and west perimeters.

The buildings are of steel frame construction under pitched asbestos roofs and the walls are a variety of brick and metal cladding with integral windows.

The workshops are accessed via concertina loading doors and benefit from an eaves height of approximately 3.65m (12 ft) and a maximum height to the underside of the ridge of 4.85m (16 ft).

The majority of the offices are painted plastered walls with suspended ceilings incorporating lighting, wall

mounted comfort cooling units and an oil fired central heating system. The floor is carpeted.

The majority of the "L" shaped building is open sided.

Externally in addition to the central concrete yard, the car parking area and access road off the main carriageway is tarmac surfaced.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Area	Sq ft	Sq m
Building 1 (East block) - Offices	2,290	212
Building 2 (East block) - Workshop	1,878	174
Building 2 (Link block) - Offices & Workshop	1,867	173
Building 3 (West block) - Workshops	3,903	362
Building 4 (L shaped) - Workshops	2,000	185
Building 4 (L-shaped) - Open side storage	4,866	452
TOTAL	16,798	1,560

The site is measured using Promap to be 1.190 acres (0.482 ha).

Services

We are advised that single and three phase electricity, mains water and drainage are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves

independently as to the state and condition of such items.

Terms

The accommodation is offered for sale on a freehold basis with vacant possession and offers in excess of £595,000 plus VAT are sought.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency website describes the property as "Warehouse and Premises" with a rateable value of £43,500.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

References/Rental Deposits

Financial and accountancy references and proof of funding may be sought from any prospective purchaser or tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

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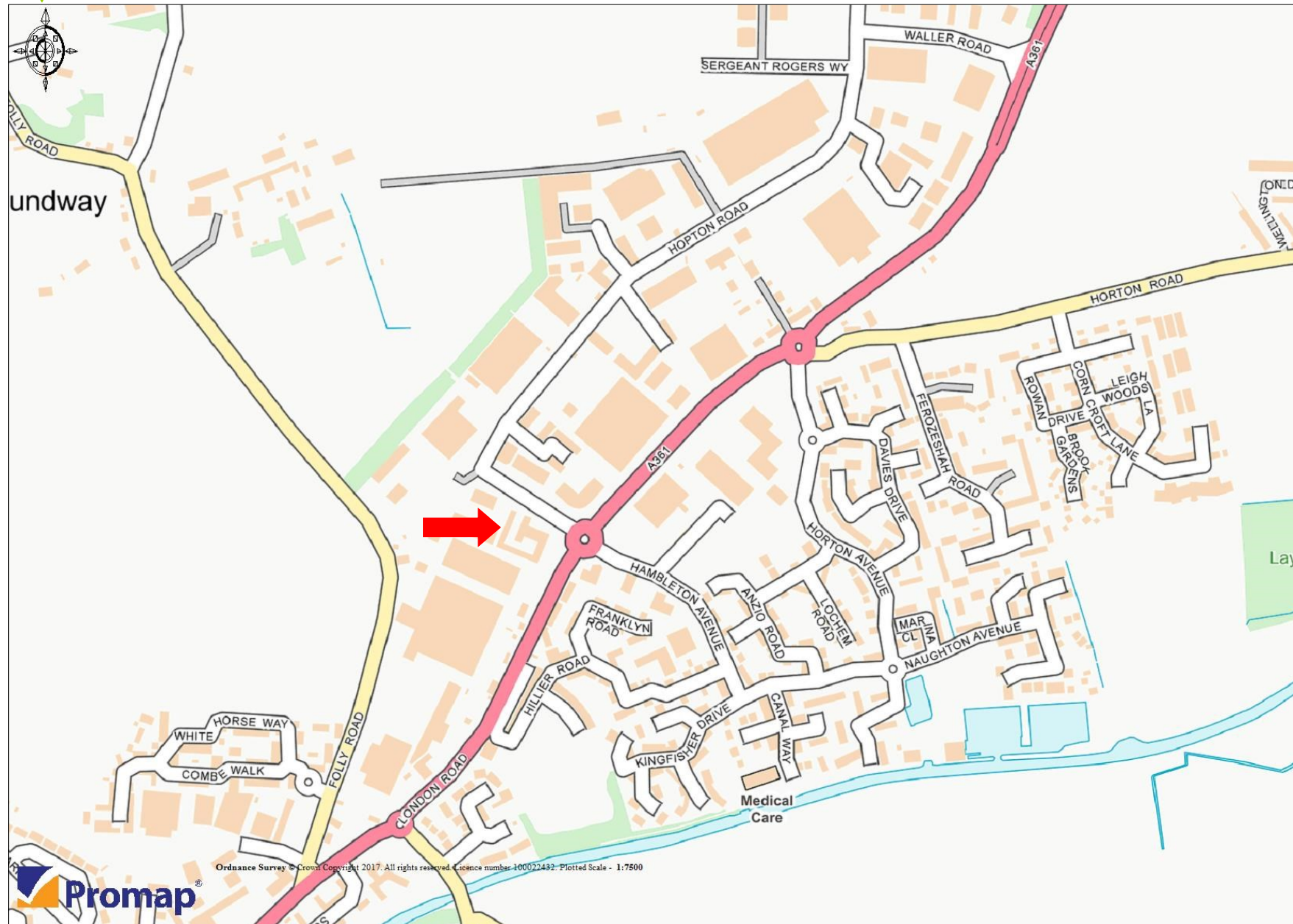
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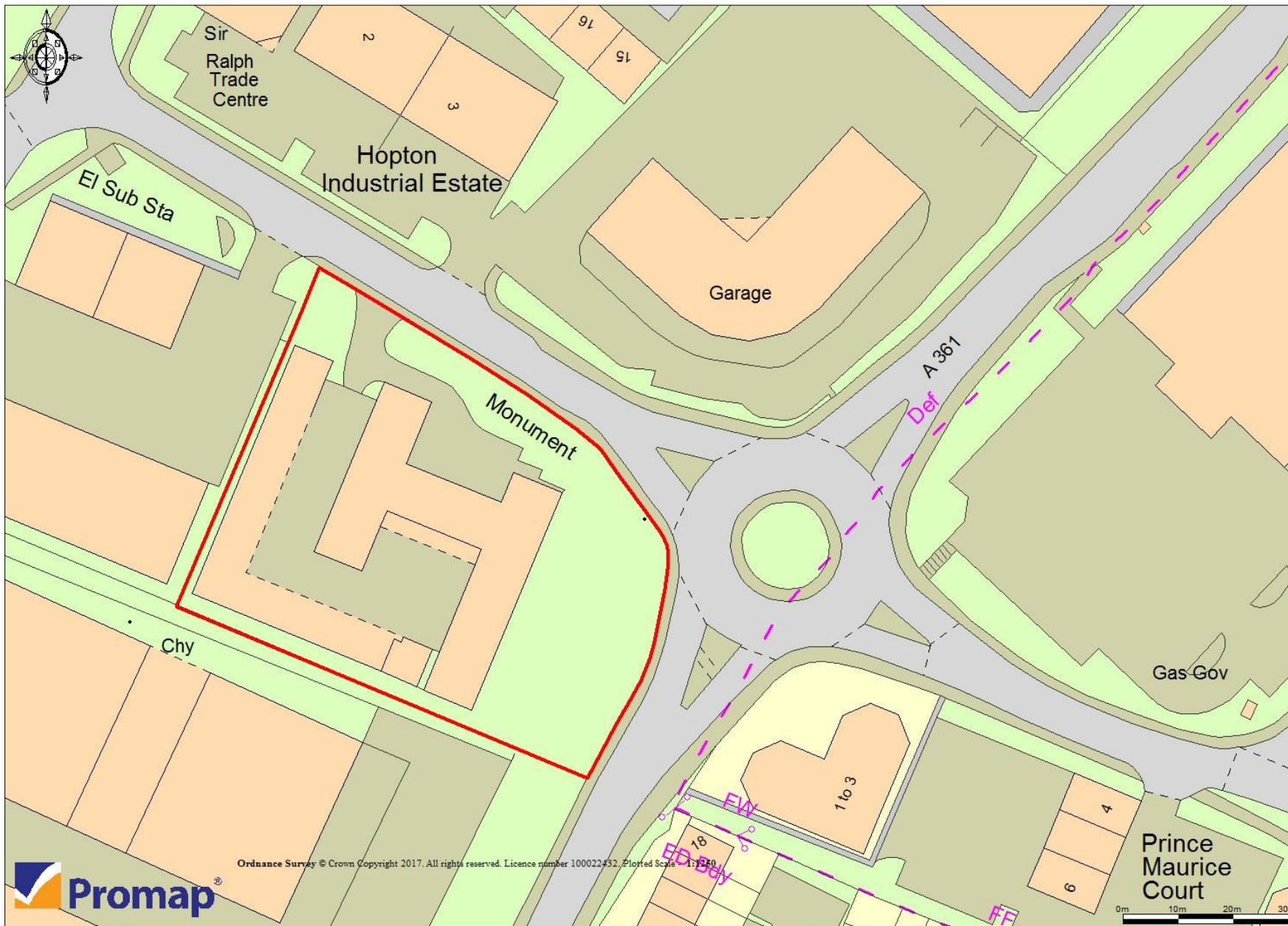
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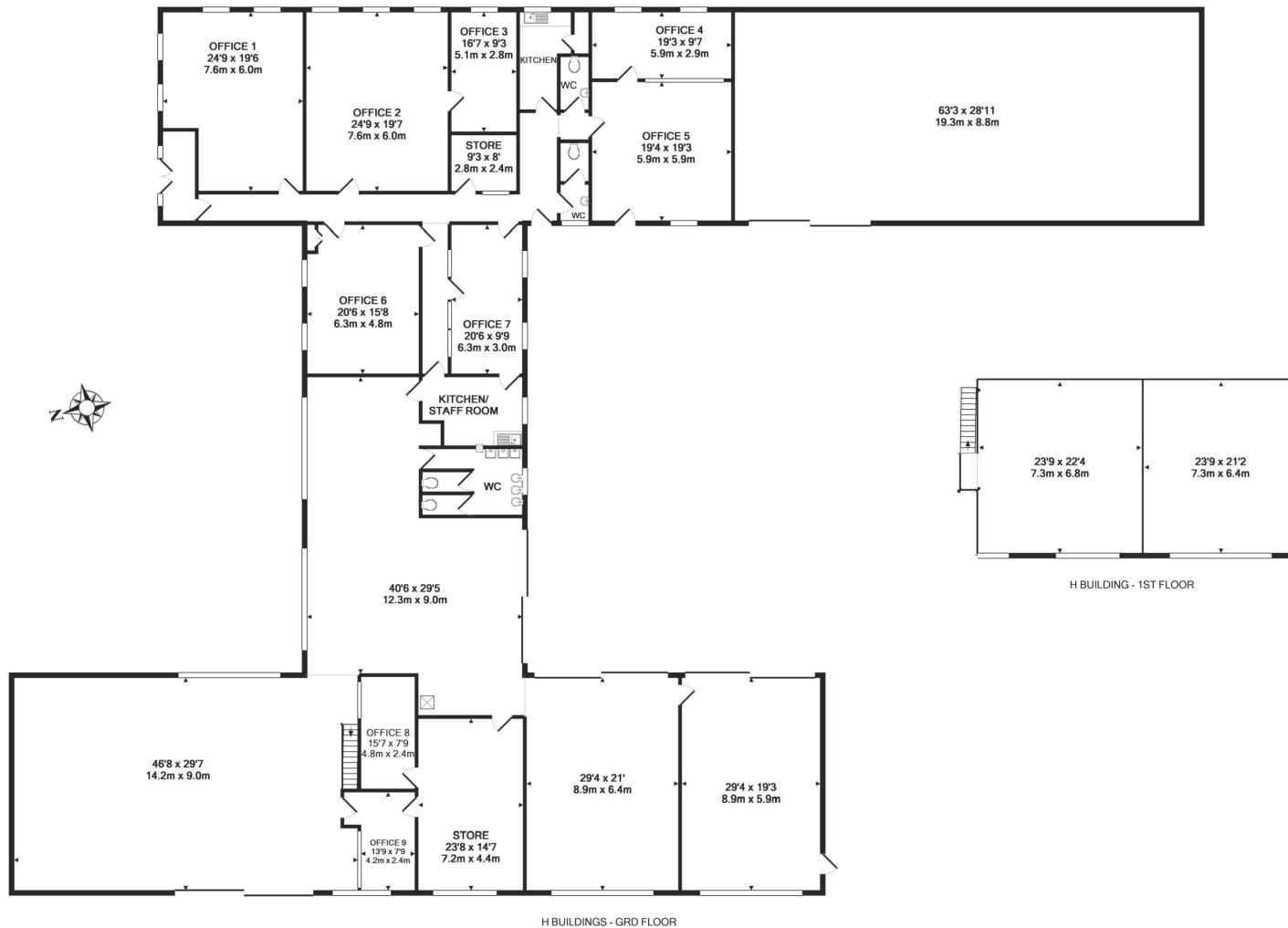
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Unit 8, Hopton Industrial Estate, Devizes SN10 2EU

UNIT 8 HOPTON RD - H BUILDING - V2.0

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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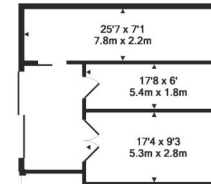
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Unit 8, Hopton Industrial Estate, Devizes SN10 2EU

UNIT 8 HOPTON RD - L BUILDING - V2.0

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96'11" x 25'7"
29.6m x 7.8m



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