



freehold for sale/to let

Glenmore Business Centre

Hopton Park • Devizes

Features

- ▶ Steel Portal Frame, Profile Steel Cladding & Brickwork
- ▶ 5.3M minimum eaves height
- ▶ 3.0M clear space under first floor
- ▶ Power floated concrete floor to warehouse
- ▶ Up and over loading doors
- ▶ Three phase electricity, gas and water
- ▶ Fully fitted WC facilities and kitchenette
- ▶ Double glazed windows
- ▶ First floor – suitable for storage and office use
- ▶ On site parking
- ▶ Landscaped environment

New Industrial/Warehouse Units

819 - 6,952 sqft

another

Glenmore development

Location

Dezives is an historic market town located in the heart of Wiltshire on the A361/A342, 15 miles south of junction 17 of the M4 motorway. It has a resident population of 13,563 approx and a Kennet district population of 82,000 (source:2001 census). Road communications are well served to the major centres of Swindon (18 miles), Salisbury (24 miles), Trowbridge (10 miles) and Chippenham (11 miles).

Situation

Hopton Park is conveniently situated on the north east fringe of the town. The Park is the area of most recent employment expansion and is the town's established commercial area. Major businesses include Latchways, Smallbone Kitchens, Haydens Bakery, Wadworth Brewery and TH White Ltd.

Description

The development will comprise 14 industrial / warehouse units of steel portal frame construction with profile steel cladding and part brick blockwork walls. Each unit will be provided with a first floor area suitable for storage or office fit-out.

Planning

Planning consent has been obtained for the development of industrial/warehouse units suitable for B1 (light industrial) and B8 (warehouse) uses.

Any detailed planning enquiries should be directed to the planning department, Browfort, Bath Road, Dezives, SN12 2AT Telephone: 01380 724911.



| Unit | Ground Floor (ft²) | First Floor (ft²) | Total (ft²) |
|------|--------------------|-------------------|-------------|
| A | 924 | 924 | 1,848 |
| B | 1,090 | 574 | 1,664 |
| C | 1,090 | 574 | 1,664 |
| D | 535 | 284 | 819 |
| E | 565 | 307 | 872 |
| F | 809 | 434 | 1,243 |
| G | 929 | 495 | 1,424 |
| H | 790 | 790 | 1,580 |
| J | 1,100 | 1,100 | 2,200 |
| K | 642 | 642 | 1,284 |
| L | 624 | 624 | 1,248 |
| M | 1,220 | 643 | 1,863 |
| N | 616 | 353 | 969 |
| P | 616 | 353 | 969 |

All measurements are gross internal approx.

Freehold

Units are available on a freehold basis. Further details are available upon application.

Leasehold

Full repairing and insuring lease(s) may be granted for a term to be agreed, subject to periodic upwards only rent reviews.

VAT

VAT will be payable on prices/rents.

Legal Costs

Each party will pay their own legal costs in the transaction.

Viewing

Strictly by appointment through the joint sole agents.



**Dreweatt
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**ATWELL
MARTIN**
CHARTERED SURVEYORS

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