



Wickham Green Barn Wickham Green | Easterton | Devizes | SN10 4RH

**WOOLLEY
& WALLIS**

£10,800 pa (£900 pcm)

Commercial unit suitable for a variety of uses extending to approximately 1,810 sq ft located in a picturesque rural setting.

THE PROPERTY AT A GLANCE

- | Extending to 1,810 sq ft (168 sqm)
- | Single Phase Electric & Water connections
- | Office & Welfare Facilities
- | Secure rural location
- | Suitable for a variety of uses

SITUATION

The property is situated in a rural position overlooking the farmland. The building was historically used for agricultural storage purposes however over recent years the building has been converted to commercial use.

Although the property is situated in a countryside setting it benefits from very good highway access off the B3098 providing ease of access to multiple main transport routes with Devizes (10 miles) and Swindon (10 Miles).

DESCRIPTION

The unit has a large roller shutter door in addition to separate pedestrian access and a concrete floor to part. The single pitch roof incorporates skylights. Internally, there is an enclosed office, W/C and shower.

There is adequate hard standing for the provision of parking in front of the unit during working hours only.





SERVICES

The property is serviced by water from a separately metered borehole and single phase electricity.

The property is not heated.

LOCAL AUTHORITY

Wiltshire Council - www.wiltshire.gov.uk

TENANCY DETAILS

Variable term duration available to suit tenants needs.

Upon acceptance of an offer, the tenant will be required to make a contribution of £350 + VAT towards referencing, production of a Record of Condition and lease arrangements. Please note that this sum is non-refundable.

DIRECTIONS

From Devizes head south east on the A342. Continue for approximately 3.5 miles you will reach Wedhampton where you will turn right on to the B3098. Once you have driven through Urchfont the property can be found after 800m on the right hand side down a long farm track.

CODE OF PRACTICE

You should be aware of the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement.

The code is available from professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

VIEWINGS

All viewings are by appointment only arranged through Rob Jones in our Marlborough Office 01672 515252.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2022.

4-5 Hughenden yard | Marlborough | Wiltshire | SN8 1LT
01672 515252 | marlborough@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**