

# Unit 2 Deverill Storage

Longbridge Deverill, Warminster, BA12 7FB

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## Description

Deverill Storage comprises a range of recently refurbished storage buildings located on the outskirts of Warminster with excellent access to A350 and 2 miles to A36 to the north and 5 miles to A303 to the south. The site benefits from CCTV, new communal WC, 24/7 access, secure automated gated entrance and on-site parking.

Unit 2 measures approximately 2,400ft<sup>2</sup> internal area approximately 233 m<sup>2</sup>. Pedestrian and roller shutter door access. Access point for internet and Wi-Fi installed in unit. Externally there is parking at the unit and on site.

## Lease Terms

Available to let on terms, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Full repairing and insuring lease.
- Tenant will be responsible for all outgoing services, business rates etc.
- Tenant to reimburse landlord buildings insurance premium.
- A deposit will be payable.
- Credit check/references required



£13,200 p.a. + VAT





#### Agent's Notes

- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the incoming tenant.
- The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.lettingbusinesspremises.co.uk>

#### Property Information

**Local Council:** Wiltshire Council ☎ 0300 456 0100

**Business Rates:** Rateable Value - £9,700.

**Services:** Mains electricity is connected to the unit and water and electricity is connected to the site. Services and appliances not tested.

**Tenure:** Leasehold

**EPC Rating:** N/A

**VAT:** We understand that VAT is payable on the rent.

**Viewing:** By appointment only through the agents **Cooper and Tanner LLP**.

## COMMERCIAL DEPARTMENT

Cooper and Tanner  
Telephone 03458 34 77 58

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

