



CONTINUUM PROPERTY

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**TO LET ON NEW LEASE**

**FIRST FLOOR SERVICED OFFICE WITH PRIVATE PARKING**

**440 Sq ft / 40.9 sq m**

**The Grittleton Office, Lansdowne House, Long Street, Devizes, Wiltshire. SN10 1NJ**



A well-presented, secure and conveniently located first floor office with car parking within the immediate proximity to centre of town.

The office comprises a stunning main air conditioned room with a separate large storage area.

The market town of Devizes is within easy reach of the M4 and the A303 and near to Melksham, Chippenham, Trowbridge and Swindon.

- Car parking in private on site car park available
- Recently refurbished to a very high standard
- Air conditioned
- Access to gigabit capable broadband and wifi
- Access to shared high quality kitchen, separate ladies' and gentlemen's toilets and dedicated waiting areas

The whole property offers a friendly and professional environment.

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[www.continuumproperty.co.uk](http://www.continuumproperty.co.uk)

These property particulars have been produced to offer a general guide to the property. Any plans are for identification only and are not to scale. Legal advice should be sought before committing to any purchase or tenancy. Continuum Property Management is a private limited company registered in England and Wales – company number 12456780.



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**Main Room**



**Entrance Hall**



**Stair Case**



**Modern Office Technology**

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## LOCATION

Devizes is a popular market town with a population in the region of 15,000. The town is approximately 20 miles south west of Swindon and 9 miles south east of Chippenham.

This office is located within a stunning Grade II Listed property and is located in the centre of town – Lansdowne House is a 1 or 2 minute walk from the Devizes Market Place.

## DESCRIPTION

Entering the building from Long Street, via an electronically controlled, grand front door leads into an elegant high ceilinged entrance hall with a dedicated waiting area called The Library. The shelves are filled with old leather bound law books, which reflect the uses the building has had over the years.

A grand staircase with stunning stained glass window leads from the main entrance hall up to a landing off of which the separate, modern toilets and recently refurbished kitchen are located.

The Grittleton Office leads from this first floor landing. It consists of a spacious main office area with high ceiling, three large windows to bring in natural light and an ornamental fireplace. The high quality LED lighting ensure that all areas of this room are well lit and welcoming at all times. The windows overlook both the War Memorial and St John Church.

The office has been totally refurbished to a high standard and has a brand new fitted electrical heating and air conditioning system. It also has ample modern IT data ports and mains power sockets installed throughout the room.

Access to the building and office is controlled via electronic access card. CCTV provides security outside including the car park as well as internal communal areas.

The large, private, car park to the rear of the building has spaces that are available to this room.

## ACCOMODATION

	Sq M	Sq Ft
Main office	38.3 sq m	412 sq ft
Storage cupboard	2.6 sq m	28 sq ft

## TERMS

The property is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

## RENT

£9,240 per annum. VAT is not chargeable on the rental.

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### **BUSINESS RATES**

The office is currently individually assessed.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs in any transaction.

### **VIEWING AND FURTHER INFORMATION**

Please contact the agent: Continuum Property on 01380 710283 or [info@continuumproperty.co.uk](mailto:info@continuumproperty.co.uk)

### **DISCLAIMER**

These details are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Continuum Property Management, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.

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