



STIBBARD
PROPERTY



1a Wine Street, Devizes, Wiltshire, SN10 1AP

A charming and highly prominent Grade II* listed first floor office (E class) unit in the centre of Devizes.

1a Wine Street comes to a total of approximately 1,130.62 sq ft on the first floor with a further 412 sq ft of storage in the basement. The main office room benefits from tall ceilings and large windows. The market town of Devizes is within striking distance of Marlborough, Chippenham & Melksham and has easy reach of the M4 & A303 via the A350.

- Effective FRI lease on the first & basement floors.
- Total area of 1,543 sq ft.
- Rateable value of £8,500.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero Marks and Spencer, Loungers, The Bay Tree and Greggs.
- To let for **£850 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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