



Huw Thomas
commercial

INDUSTRIAL /WAREHOUSE UNIT

APPROX 19,409 Sq. Ft.

**TO LET ON NEW LEASE
FOLLOWING REFURBISHMENT**



Key Points:

- To be refurbished
- 3 loading doors
- Good office content
- 7 metre eaves height
- New Lease
- Available late 2018.

**UNITS A/B, BRUNEL PARK, VINCIENTS ROAD,
BUMPERS FARM, CHIPPENHAM, SN14 6NQ**

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LOCATION

The Bumpers Farm Industrial Estate is the primary industrial and warehouse location in Chippenham, located off the A350 Chippenham western bypass approximately 4 miles south of Junction 17 of the M4 motorway.

The Estate is approximately 2 miles west of Chippenham town centre.

DESCRIPTION

The detached building is of steel portal frame construction with an internal eaves height of approximately 7 metres. The elevations are of insulated steel profiled cladding externally with low level blockwork internally. The building has a pitched insulated steel sheet roof covering with integral Perspex roof lights.

At the front of the property are ground and first floor offices with toilets and a kitchen area. These will be undergoing refurbishment and will include:

- Suspended ceiling
- Carpet floor covering
- Electric heating

The production/warehouse area provides good clear space and has:

- Level concrete floor
- High bay lighting
- Gas fired Ambi-rad heaters
- Support steelwork for 5 tonne crane
- 3 loading doors

There are two electrically operated steel roller shutter loading doors in the rear elevation of the property, each approximately 5.2m wide x 5m high. There is a third electrically operated steel roller shutter door in a side elevation, approximately 3.78m wide x 3.8m high.

ACCOMMODATION

The property has been measured on a gross internal area basis.

	Sq M	Sq Ft
Ground floor		
Office / ancillary	202.89	2,184
Production	1,333.11	14,350
First floor		
Office /ancillary	202.89	2,184
Second floor		
Storage	64.19	691
TOTAL AREA	1,803.08	19,409

PARKING

Parking is allocated to both the front and rear of the unit with a total of approximately 37 spaces being available.

TERMS

The property is offered by way of a new full repairing and insuring lease for a minimum term of 5 years.

RENT

£130,000 per annum exclusive of VAT

We are informed that the property is registered for VAT, so VAT at the standard rate will be payable on the rent.

BUSINESS RATES

The Valuation Office Agency website lists the property as:

“Factory & premises”

Rateable Value - £88,000.

The full business rates payable for 2018/2019 are approximately £43,384.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common areas within Brunel Park. The service charge payable for the current service charge year is £0.58 /sq ft plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a Rating of 70 within Band C. A copy of the EPC and Recommendation Report is available from the agent on request.

SERVICES

All mains services are connected to the property.

We have not undertaken any tests on the services supplied and therefore recommend that prospective tenants satisfy themselves that the services supplied comply with current regulations and meet their occupational requirements.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and agreement of the lease.

VIEWING AND FURTHER INFORMATION

Via Sole marketing agent, Huw Thomas at

Huw Thomas Commercial

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Details prepared June 2018.



Front entrance to property