



**Huw Thomas**  
**commercial**

**TOWN CENTRE RIVERSIDE OFFICES**  
**UPTO 2,649 SQ.FT**  
**TO LET ON NEW LEASE/S**



**Key Points:**

- \* Town centre riverside location
- \* On site parking & garages
- \* Flexible space
- \* Close to railway station
- \* New lease offered

**1 & 11, AVON REACH, MONKTON HILL,  
CHIPPENHAM, WILTSHIRE, SN15 1EE**

## LOCATION

Avon Reach is a modern office development located adjacent to the River Avon, in the centre of Chippenham on Monkton Hill, close to all town centre amenities. The property is a 3 minute walk from Chippenham's main line railway station and the High Street. Free short term (up to 2 hours) car parking is available on Monkton Hill. All day parking is available for £4.00 about 5 minutes' walk away near the railway station.

## DESCRIPTION

The building has the benefit of 2 entrances, one into Unit 1 from the car parking area and the second into Unit 11 from Monkton Hill.

Internally, all office areas have the following specification –

- Fully carpeted
- Lighting
- Gas central heating
- Skirting trunking with electric and computer sockets
- Smoke detectors

There is a large kitchen area with Unit 11 and smaller kitchenette area on the ground floor of Unit 1.

## ACCOMMODATION

|                | Sq M          | Sq Ft        |
|----------------|---------------|--------------|
| <b>Unit 1</b>  |               |              |
| Ground floor   | 77.41         | 833          |
| First floor    | 70.41         | 758          |
| Total Unit 1   | 147.82        | 1,591        |
| <b>Unit 11</b> |               |              |
| Ground floor   | 44.19         | 476          |
| First floor    | 54.06         | 582          |
| Total Unit 11  | 98.25         | 1,058        |
| <b>TOTAL</b>   | <b>246.07</b> | <b>2,649</b> |

## CAR PARKING

There are 3 garages included together with 3 allocated car parking spaces.

## TERMS

The property is available as a whole or alternatively the Land lord will give consideration to the sub division of the space, subject to acceptable terms being agreed.

## RENT

£30,000 per annum for the whole building.

Please speak to the agent if the interest is only for part of the building.

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

## SERVICES

All mains services are connected to the property, which is heated via gas central heating.

No tests have been undertaken on the services supplied. We therefore recommend that prospective tenants satisfy themselves that the services supplied meet their occupational requirements and comply with current regulations.

## BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Office & premises” - Rateable Value £24,000

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 50 within Band B.

A copy of the EPC and Recommendation Report is available from the agents on request.

### **CHIPPENHAM BUSINESS IMPROVEMENT DISTRICT (BID)**

The property lies within the Chippenham Business Improvement District (BID) area. The occupier will therefore be liable for the payment of the BID levy that is £500 for the current year.

### **LEGAL COSTS**

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

### **VIEWING AND FURTHER INFORMATION**

Via Huw Thomas of Huw Thomas Commercial

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Details prepared October 2019.

#### Disclaimer

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Fully glazed entrance lobby



Unit 1 Ground floor



Unit 1 Ground Floor



Unit 1 First floor



Unit 11 Ground floor



Unit 11 First floor