

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



GROUND FLOOR OFFICE

2,131 SQ FT
198.06 SQ M
(MAY DIVIDE)

- Modern office space
- Open plan
- Self-contained
- On site parking
- £21,500 per annum

GROUND FLOOR, B2 METHUEN SOUTH, BATH ROAD, CHIPPENHAM, WILTSHIRE, SN14 0GT

LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of Junction J17 of the M4 motorway. Methuen Park is located off the A4 Bath Road approximately 0.25 miles from its junction with the A350. Chippenham's mainline railway station is approximately 1.5 miles distant.

Major nearby occupiers include Wincanton; Green Square Housing; Next, TK Maxx and Costa Coffee.

DESCRIPTION

Methuen South comprises six modern office buildings.

The ground floor of B2 is accessed via a shared front door and lobby area, leading to a self contained office suite that is currently open plan but could be partitioned to an occupier's requirement.

The suite is fully carpeted, with the fit out including Category II lighting; gas fired central heating; kitchen unit with sink & drainer. The Suite is also fully fitted with CAT 5 cabling.

The floor has its own male, female and disabled persons toilets with a shower unit fitted in the disabled person's facility.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor	198.06	2,131

The Landlord's preference is to let the suite as a whole, though consideration will be given to a sub division of it subject to the terms offered.

CAR PARKING

Externally there are 6 allocated parking spaces with additional parking available on the access roads.

TERMS

A new lease is to be granted on internal repairing terms for a term of years to be agreed.

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£21,500 per annum for the whole suite, 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.

SERVICE CHARGE

The tenant will make a contribution to toward the repair and maintenance of the Methuen Park estate.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Offices & premises”- Rateable Value: £31,500.

SERVICES

All mains services are connected to the building. The suite has the benefit of gas central heating run off an independent boiler for the ground floor with its own gas meter.

The electricity supply to the ground floor is also separately metered, but water rates will be shared with the occupier of the first floor.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and given an Asset Rating of 73 within Band C.

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details updated February 2021.

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