



Huw Thomas
commercial

**TWO NEWLY REFURBISHED
INDUSTRIAL/WAREHOUSE UNITS.**

2,240 SQ.FT/208.10 SQ.M – 4,480 SQ.FT/416.20 SQ.M

TO LET ON NEW LEASE/S



Key Points:

- * Newly refurbished
- * Immediately available
- * 6m eaves height
- * Internal office in Unit 9
- * Available on new lease

**UNITS 9 & 10, WESTPOINT BUSINESS PARK,
VINCIENTS ROAD, BUMPERS FARM INDUSTRIAL ESTATE,
CHIPPENHAM, WILTSHIRE, SN14 6RB**

LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of the Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon. Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass.

DESCRIPTION

Westpoint is a development of 12 industrial/warehouse units constructed in the early 1990s, of steel portal frame construction with elevations of brickwork and steel profiled cladding.

The available units have recently been refurbished and provide the following features –

- Newly painted walls and floor
- New LED lighting
- Internal office in Unit 9
- 6 metre eaves height
- Male and female toilets
- Newly fitted kitchenette
- New electrically operated sectional up & over loading door approx. 3.1m wide x 4.8m high
- Allocated parking externally

ACCOMMODATION

The units have been measured on a gross internal floor area basis and provide the following approximate internal floor area

	Sq M	Sq Ft
Unit 9	208.10	2,240
Unit 10	208.10	2,240
TOTAL	416.20	4,480

The units are offered individually or can be taken together.

TERMS

The units are offered by way a new full repairing and insuring lease for a term of years to be agreed.

RENT

£19,500 per annum, per unit exclusive of VAT.

We are informed that VAT at the standard rate will be payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common parts of the Westpoint Estate. The estimated service charge is approximately £2,400 per annum exclusive of VAT.

The service charge is subject to VAT at the standard rate.

SERVICES

All mains services are connected to each unit, though there is no gas meter installed in Unit 10.

BUSINESS RATES

The Valuation Office Agency website lists the properties as one assessment as they have previously been in single occupation. The Rateable Value is stated as £26,250.

It should be noted that the assessment includes a small amount for a mezzanine office that has now been removed.

If the units are let separately, individual assessments will need to be obtained.

ENERGY PERFORMANCE CERTIFICATE

New Energy Performance Certificates will be obtained for each unit, once all refurbishment work is completed.

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via joint agents –

Huw Thomas of Huw Thomas Commercial

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or

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Unit 9 interior



Unit 10 interior

