

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345

FIRST FLOOR OFFICE SUITE

535 SQ FT

OR 49.68 SQ M

- Quiet setting
- Good on site parking
- Well specified office space
- New lease offered
- Available Feb 2021

UNIT 6A ROWAN HOUSE, SHELDON BUSINESS PARK, CHIPPENHAM, WILTSHIRE, SN14 0SQ

LOCATION

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.

Sheldon Business Park is located to the west of the town with easy access to the main A4, A420 and A350 roads. Junction 17 of the M4 motorway is approximately 5 miles distant.

The Business Park comprises a courtyard of buildings with a mix of offices and commercial uses. Rowan House provides suites of good quality offices on both ground and first floors.

DESCRIPTION

Rowan House is a modern two storey building with a shared ground floor entrance. Internally, stairs lead to the first floor giving access to 3 partitioned suites of which 6a is one.

The office suite has one open plan office area and one partitioned office at the front of the building. The partitioning is glazed giving a light and airy working environment. The specification includes -

- Suspended ceiling
- Category II lighting
- Fully carpeted

- In floor trunking boxes
- Air conditioning unit
- Upvc double glazed windows
- Oil fired central heating
- Well fitted out shared kitchen area
- Shared male and female toilets.

Externally there is ample car parking space.

ACCOMMODATION

The suite has been measured on a net internal floor area basis as follows –

Office suite	535 sq.ft	49.68 sq.m
--------------	-----------	------------

TERMS

The office suite is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£7,500 per annum exclusive of VAT.

We are informed that the property is registered for VAT and therefore VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A quarterly service charge of £150 + VAT is payable which covers the cost of utilities used and maintenance of the exterior and common parts of the building.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £4,750.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed for Energy Performance and has been given an Asset Rating of 62 within Band C.

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

SERVICES

The unit has the benefit of mains water, drainage and electricity, and oil fired central heating.

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

Details prepared December 2020.

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.



Main office area



Main office area with partitioned room



Rowan House