

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



**GROUND FLOOR
OFFICE SUITE**

**786 SQ FT
73.02 SQ M**

- Newly refurbished
- 3 parking spaces
- New lease available
- £8,000 pa

GROUND FLOOR, 6 PRINCE MAURICE HOUSE, CAVALIER COURT, CHIPPENHAM, WILTSHIRE, SN14 6LH

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.

Cavalier Court is located on the Bumpers Farm Estate, a major employment area of Chippenham located directly off the A350 Chippenham western by-pass.

DESCRIPTION

The available suite is the ground floor of a two storey business unit. The suite is open plan aside from a partitioned kitchen area. There is access to shared male and female toilets that include a disabled person accessible toilet.

The office is currently being refurbished to include –

- Internal redecoration
- New suspended ceiling
- New LED lighting
- New central heating boiler
- New kitchen flooring
- New window blinds

The property will therefore be offered in an excellent condition.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor	73.02	786

CAR PARKING

There are 3 allocated parking spaces with the suite.

TERMS

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

RENT

£8,000 per annum exclusive of VAT.

VAT is payable on the rent at the standard rate.

SERVICES

All mains services are connected to the property.

The ground floor has sub meters for both electric and gas supplies.

There is a fire alarm on the whole building. The ground floor tenant will contribute 50% of the cost for the servicing and maintenance cost of that.

The Tenant will contribute 50% of the cost of the water rates for the property.

SERVICE CHARGE

A service charge is payable to cover a contribution toward repair and maintenance and maintenance of the common parts and the external maintenance and landscaping of Cavalier Court.

The service charge is estimated to be in the region of £1,700 + VAT per annum.

The Tenant is also liable for a contribution to the building insurance premium that is currently £368 + VAT per annum.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Office and premises – Rateable Value £6,600.

The RV is therefore well below the threshold for full Small Business Rate Relief for qualifying businesses.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a current rating of 119 within Band E.

The property is to be reassessed post refurbishment that will include a new central heating boiler and new LED lighting. It is anticipated that the new rating will be in at least Band D.

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

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

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Disclaimer

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