

TO LET ON NEW LEASE – AVAILABLE LATE 2021



huwthomascommercial.com

01249 704345



**WORKSHOP / WAREHOUSE
UNIT**

**604 SQ FT
56.14 SQ M**

- Available late 2021
- Newly redecorated
- New Lease
- £7,500 pa

UNIT 5, BUMPERS ENTERPRISE CENTRE, BUMPERS FARM, CHIPPENHAM, SN14 6QA

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.

The Bumpers Enterprise Centre forms part of the major Bumpers Farm Industrial Estate, just off the A350 Chippenham western bypass. The Centre is located on Vincients Road, directly opposite the link road from Bumpers Way.

DESCRIPTION

Unit 5 is a mid-terrace industrial/warehouse unit of steel portal frame construction with block walls and a monopitch insulated roof. The height at the front of the unit is approximately 5.0 metres reducing to approximately 3.78 metres at the rear.

The unit has separate pedestrian and loading access, with the latter being via a steel roller shutter door in the front elevation approximately 3.0 metres wide x 3.7 metres high.

The unit will be refurbished prior to letting to include internal redecoration and new lighting.

A single toilet is provided in the unit.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor	56.14	604

CAR PARKING

There is allocated parking immediately in front of the unit.

TERMS

The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, but ideally a minimum of 3 years.

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

RENT

£7,500 per annum.

We are informed that the property is not registered for VAT, so no VAT is payable on the rent, unless the unit is used solely for storage purposes.

SERVICE CHARGE

A small annual service charge is payable as a contribution to the cost of estate landscaping and the annual clearance of the gutters on the unit.

BUSINESS RATES

Units 4 and 5 were previously in single occupation, so had a merged Business Rates assessment. A new assessment will be obtained if Unit 4 is occupied independently.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate will be issued upon completion of the refurbishment of the unit.

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
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Details prepared November 2019.

Disclaimer

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