

LONG LEASEHOLD FOR SALE



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MODERN OFFICE /
BUSINESS UNIT

2,240 SQ FT
208.14 SQ M

- Good office/business space
- Air conditioning
- Open plan & partitioned offices
- 8 parking spaces
- Long leasehold for sale

UNIT 10, LORD WILMOT HOUSE, CAVALIER COURT, BUMPERS WAY, CHIPPENHAM, SN14 6LH

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.

Cavalier Court is located at the end Bumpers Way, the main road into the Bumpers Farm Estate.

DESCRIPTION

Cavalier Court is a development of 16 two storey office/ business units, arranged in four blocks and constructed around 1990.

Unit 10 forms part of Lord Wilmot House. The main ground floor entrance leads into a ground floor lobby with stairs to the first floor and a doorway into the ground floor space.

The ground floor is currently laid out as: a reception area; an office/workshop; a large kitchen/staff restroom with separated external access and two toilets, one suitable for disabled person access.

The office areas are fully carpeted with suspended ceiling incorporating integral Cat II lighting, air conditioning/heating units.



Ground floor reception area



Ground floor kitchen/staff room

The kitchen/staff room has floor covering of part carpet and part vinyl, suspended ceiling; floor and wall mounted kitchen units, worktop with sink & drainer and plumbing for a dishwasher.

The first floor is fully fitted as office space with a large open plan area and two partitioned rooms.



The space has carpet floor covering, suspended ceiling with integral Cat II lighting and wall mounted uplighters, air conditioning/heating units, in-floor trunking boxes and skirting-mounted trunking.



First floor partitioned offices

CAR PARKING

There are eight allocated parking spaces, four on each side of the property.

LEASE

The property is held by way of a long lease for a term of 999 years from 25 December 1988.

There is a ground rent payable of £200 per annum, without review.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor		
Entrance lobby	5.83	63
Reception (incl sink area)	55.50	598
Office / workshop	25.40	273
Kitchen / rest room	22.18	238
Total ground floor	108.91	1,172
First floor		
Open plan space	56.00	603
Office 1	23.13	249
Office 2	20.10	216
Total first floor	99.23	1,068
TOTAL SPACE	208.14	2,240

PRICE

£225,000 subject to contract and exclusive of VAT.

We are advised that the property is registered for VAT, so VAT at the standard rate will be payable on the purchase price.

SERVICE CHARGE

A service charge is payable toward the maintenance of the landscaping and common parts of the Cavalier Court development. The current service charge is approximately £3,500 + VAT per annum but paid quarterly.

The property owner is also liable for a contribution to the building insurance for the property. This is currently approximately £700 + VAT, paid annually in March each year.

BUSINESS RATES

The Valuation Office Agency website lists the property as:

Offices and premises -

Rateable Value £16,250

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available from the agent once registered.

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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Details prepared July 2021.

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