

FIRST FLOOR OPEN PLAN OFFICE SUITE



huwthomascommercial.com

01249 704345



TO LET ON NEW LEASE

1,591 SQ FT
147.93 SQ M

- Newly decorated
- Fully carpeted
- New window blinds
- On site car parking
- New lease
- £15,000 pa

FIRST FLOOR, UNIT A1, DANLERS BUSINESS CENTRE, VINCIENTS ROAD,
BUMPERS FARM INDUSTRIAL ESTATE, CHIPPENHAM, WILTSHIRE, SN14 6NQ

LOCATION

The Bumpers Farm Industrial Estate is the primary industrial and warehouse location in Chippenham, located approximately 1.5 miles west of the town centre. The Estate benefits from direct access from the A350 Chippenham western by-pass, approximately 4 miles south of Junction 17 of the M4 Motorway.

DANLERS Business Centre is located on Vincients Road, directly opposite Howdens.

DESCRIPTION

DANLERS Business Centre is located on Vincients Road and provides two blocks subdivided into office and workshop units.



Unit A1 fronts the road with allocated parking in front of it and provides offices over ground and first floors.

A shared ground floor entrance and ground floor lobby leads to a staircase accessing the first floor.

There is a single toilet on the first floor landing and two doorways providing access to the open plan office suite which has the following specification:

- Newly redecorated wall surfaces
- Fully carpeted
- Suspended ceiling with integral Cat II lighting
- Gas fired central heating
- Air conditioning units
- New window blinds

ACCOMMODATION

	Sq M	Sq Ft
First floor	147.93	1,591

CAR PARKING

Car parking for five cars is provided directly in front of the property.

TERMS

The offices are offered on a new internal repairing and insuring lease for a term of years to be agreed.

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

RENT

£15,000 per annum.

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

SERVICE CHARGE

A service charge is payable to cover external landscaping, window cleaning and building insurance premium contribution.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Offices and premises

Rateable Value £13,750

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given an Energy Rating of 80 within Band D.

A copy of the EPC and Recommendation Report is available from the agent 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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