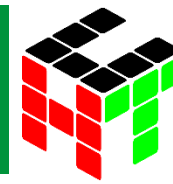


# OFFICE SUITES WITH PARKING – TO LET (MAY SELL)



**Huw Thomas**  
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## EXCELLENT OFFICE SUITES TO LET

738 sq ft - 1,743 sq ft  
68.56 sq m - 161.92 sq m.

- High profile location
- On site parking
- First & second floors available
- New lease/s
- Service charge to cover all outgoings
- Possible freehold sale

**BANK HOUSE, BATH ROAD, CHIPPENHAM, WILTSHIRE, SN15 2SA**

## LOCATION

Chippenham is a popular and expanding town located approximately four miles south of J17 of the M4 motorway. The town provides excellent access to the regional centres of Bath, Bristol and Swindon and benefits from a regular high speed rail link to London Paddington.

Bank House is a high profile attractive detached Grade II Listed building, located on Bath Road, approximately two minutes' walk from Chippenham High Street and approximately five minutes' walk from Chippenham's main line railway station.

The building has 12 on site car parking spaces while the Bath Road public pay & display car park is immediately adjacent.

## DESCRIPTION

Bank House is an imposing building with an attractive portico entrance, leading to a communal ground floor entrance hallway. Off this is access to the shared toilet facilities and well fitted kitchen.

On the first floor is a suite of three well-proportioned rooms, each being fully carpeted and having gas fired central heating and Category II lighting.



First floor office suite room 1



First floor office suite room 3

On the second floor is a very attractive vaulted open plan office suite with feature beams, carpet floor covering, gas central heating, Category II lighting and double glazed windows.



Second floor office suite



Externally is a well maintained garden and landscaping and a private car park.



External landscaping



Private car park

### ACCOMMODATION

Floor	Sq M	Sq Ft
First	68.56	738
Second	93.36	1,005
<b>Total</b>	<b>161.92</b>	<b>1,743</b>

### CAR PARKING

To the rear of Bank House and accessed via the public Bath Road car park is a private car park.

Three parking spaces are allocated to the first floor and four parking spaces are allocated to the second floor.

### TERMS

The office suites are available together or as separate floors by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

The owner is prepared to consider a freehold sale of the property, subject to the existing tenancies on the ground floor but with vacant possession of the first and second floors. Further information is available from the agent.

### RENT

First floor £12,000 per annum

Second floor £15,000 per annum

VAT at the standard rate is payable on the rent

### SERVICE CHARGE

A service charge is payable that covers all other expenses at the property to include:

- Utilities – heating, lighting and electrical usage
- All repair and maintenance of the property
- Fire and intruder alarm maintenance
- Provision and servicing of fire extinguishers
- Business rates
- External landscaping
- Cleaning of internal common parts to include toilets and kitchen
- Refuse collection and disposal
- Building insurance (not personal contents)
- Heating boiler maintenance and annual service.

The first floor is liable for 28% of the total cost. The contribution is currently estimated to be in the region of £8,400 per annum.

The second floor is liable for 35% of the total cost. The contribution is currently estimated to be in the region of £10,500 per annum.

VAT at the standard rate is payable on the service charge.

### BUSINESS RATES

Business rates are included in the service charge.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy efficiency and given the following ratings –

First floor 98 within Band D.

Second floor 109 within Band E.

A copy of the EPCs and Recommendation Reports are 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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[huw@huwthomascommercial.com](mailto:huw@huwthomascommercial.com)

Details prepared June 2021.

### Disclaimer

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