

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



**WORKSHOP / WAREHOUSE
UNIT**

603 Sq Ft
56.08 Sq M

- Immediately available
- New LED lighting
- New Lease
- £7,500 pa

UNIT 2, 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 2 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 5m reducing to approximately 3.78m 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 3m wide x 3.7m high.

The unit has painted walls and has newly installed LED lighting.



A single toilet is provided in the unit.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor	56.08	603

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.

USE

The property may be used for any light industrial or storage use, with the exception of motor trade uses.

Leisure-related uses such as personal training studio or gym use will not be permitted.

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 1 and 2 were previously in single occupation, so had a merged Business Rates assessment. A new assessment has been requested for Unit 2.

We anticipate that the assessment for Unit 2 will be below the threshold for full Small Business Rate Relief for qualifying businesses and no rates would be payable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be available from the agent as soon as it is 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

01249 704345 / 07970 494369 or huw@huwthomascommercial.com

Details prepared February 2022.



Internal view from rear toward front loading door.

Disclaimer

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Bumpers Enterprise Centre	
1	MP Engineering Ltd
2	MP Engineering Ltd
3	SelFloor Ltd
4	The Black Farmer Ltd
5	Vanhaus Customs
6	Declan McCormack Vehicle Repairs
7	Timber-Tech
8	S & R Fruits
9	Chippenham Town Council
0	The Black Farmer Ltd
1	Dependable Ltd
2	DTGM Plumbing & Heating Ltd
3	J Sheppard and Son
4	Dymag Group Ltd
5	Lloyds Equestrian Rug Wash
6	Nettl Signs & Graphics
7	Whiteman's Woodwork
	Ordnance Ltd
	SelFloor Ltd
	WT IT Solutions Ltd

Existing occupiers

Huw Thomas Commercial, Station Hill House, Station Hill, Chippenham, Wiltshire, SN15 1EQ

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