

# LONG LEASEHOLD FOR SALE



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01249 704345



MODERN OFFICE /  
BUSINESS UNIT

2,240 Sq Ft  
208.14 Sq M

- Very secure office / business space
- Air conditioning
- Open plan and partitioned offices
- 8 parking spaces
- Long leasehold for sale

Unit 15, King Charles House, Cavalier Court, Bumpers Way, Chippenham, Wiltshire, 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 of 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 4 blocks and constructed around 1990.

Unit 15 forms part of King Charles 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 open plan office space with one partitioned room. There is a beverage bar area with sink and drainer and separate access to main and female toilets and under stairs storage cupboard.



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



The ground floor has excellent security features with grilles fitted inside all ground floor windows and steel shutters inside all doors.

The first floor is mainly open plan with two offices created with glazed partitioning. The floor is fully carpeted; has a suspended ceiling with integral lighting; ceiling mounted heat / cool units and skirting trunking. The windows have internal roll down blinds.



## TENURE

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

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

## ACCOMMODATION

	Sq M	Sq Ft
<b>Ground floor</b>		
Open plan office inc beverage bar	49.76	535
Office	21.45	231
Corridor / toilets		
<b>Total ground floor</b>	<b>108.91</b>	<b>1,172</b>
<b>First floor</b>		
Open plan space	64.88	698
Office 1	15.18	163
Office 2	21.01	226
<b>Total first floor</b>	<b>101.07</b>	<b>1087</b>
<b>TOTAL SPACE</b>	<b>208.14</b>	<b>2,240</b>

## CAR PARKING

There are 8 allocated parking spaces, 4 on each side of the property.

## PRICE

£230,000 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        £15,250

## ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance Certificate with a rating of 54 within Band C.

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  
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Details prepared March 2022.

## Disclaimer

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