

OFFICE BUILDING - TO LET OR FOR SALE



huwthomascommercial.com

01249 704345



TWO STOREY OFFICE BUILDING

1,936 Sq Ft
179.86 Sq M

- Open plan space
- Close to all local amenities
- 3 parking spaces
- TO LET or FOR SALE
- NO VAT payable

2 AVON REACH, MONKTON HILL, CHIPPENHAM, WILTSHIRE, SN15 1EE

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.

Avon Reach is a modern office development located adjacent to the River Avon, in the centre of Chippenham on Monkton Hill, close to all town centre amenities. The property is a 3 minute walk from Chippenham's main line railway station and the High Street.

DESCRIPTION

Number 2 is a mid-terrace building. The ground floor entrance door leads into a lobby with access to a disabled person toilet facility, doorway to the ground floor office suite and stairs leading to the first floor offices.

The ground floor suite is mainly open plan with a single-glazed screen partition separating off one office suitable for a meeting room. There is dado trunking and some in floor trunking boxes.



Ground floor looking to rear



Ground floor looking to front

There is also a small partitioned kitchen and a server room.



Ground floor kitchen

At first floor level, at the top of the stairs is a single toilet and doorway into the first floor office suite.

As with the ground floor, the first floor is mainly open plan with a glazed partition screen separating off one room at the rear of the floor with attractive views out over the River Avon and Island Park.

To the front is a small partitioned storeroom and there are built-in storage cupboards within the open plan area.

There is also a “breakfast bar” area within the open plan area, with sink & drainer and fitted kitchen units.

Both floors have carpet floor covering, gas fired central heating and electric lighting.



First floor looking to rear



First floor open plan kitchen area



River view from first floor office

ACCOMMODATION

The building has been measured on a net internal floor area basis and has the following approximate floor areas.

	Sq M	Sq Ft
Ground floor	81.57	878
First floor	98.29	1,058
Total	179.86	1,936

CAR PARKING

There are 3 allocated car parking spaces with the building.

There is 2 hour free parking on street in Monkton Hill and longer term pay and display parking available a short distance

away in both the Bath Road and Sadlers Mead car parks.

TERMS

The building is available either by way of a new lease for a term of years to be agreed, or alternatively by way of freehold sale.

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

RENT & PRICE

Rent: £23,500 per annum.

Freehold price: £300,000 subject to contract.

The property is not registered for VAT, so no VAT is payable on the rent or purchase price.

SERVICE CHARGE

A service charge is payable to cover a contribution toward any external repair and maintenance required, the insurance of the building and the Avon Reach service charge for the maintenance of the common areas of the Avon Reach development.

UTILITIES

All mains utilities are connected to the property.

BUSINESS RATES

The Valuation Office Agency website lists each floor of the building as having a separate Rateable Value as below –

Floor	Rateable Value
Ground	£7,100
First	£9,800

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 57 within Band C.

A copy of the EPC and Recommendation Report is 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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