

# OFFICE SUITE - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



SELF CONTAINED FIRST  
FLOOR OFFICE SUITE

518 Sq Ft  
48.12 Sq M

- Central location
- Well presented
- Parking space included
- New Lease
- £6,500 pa
- Available October 2022

FIRST FLOOR, 7 MARKET PLACE, CHIPPENHAM, WILTSHIRE, SN15 3HD

## LOCATION

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

This office suite is located in the pedestrianized section of the Market Place adjacent to the Angel Hotel and the Flying Monk pub. The suite is accessed from the side of the building, with car parking space at the rear.

## DESCRIPTION

From the side access, stairs lead to the first floor where there is a reception area plus two partitioned offices.

All areas are in good decorative order, with carpets, suspended ceiling, Category 2 lighting, electric heating and some dado trunking. The front office overlooking the Market Place has dual aspect windows, a wall mounted air conditioning unit and an electric heater.



Open plan reception / office area



Kitchen area



Front office with dual aspect windows over Chippenham Market Place.



Staff area

To the rear of the floor are separate male and female toilets plus a good size kitchen/ staff room, with wooden floor covering, suspended ceiling and a range of floor and wall mounted units.

## ACCOMMODATION

	Sq M	Sq Ft
Office space	32.82	418
Kitchen / staff	9.3	100
<b>TOTAL</b>	<b>48.12</b>	<b>518</b>

### CAR PARKING

A single car parking space is located immediately to the rear of the building.

Further public car parking is available nearby in Borough Parade, Wood Lane and Emery Gate Shopping Centre as well as short term on street parking nearby on Timber Street and the upper Market Place.

### TERMS

The office suite is available by way of a new lease for a term of years to be agreed.

The Tenant will be responsible for the internal repair and decoration of the suite and will pay a contribution to the repair and maintenance of the external walls.

The Landlord will retain responsibility for the roof.

### RENT

£6,500 per annum.

We are advised that the property is registered for VAT therefore VAT at the standard rate is payable on the rent.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £4,450.

The Rateable Value falls below the threshold for full small business rate relief for qualifying occupiers.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy Performance and has been given an Asset Rating of 53 within Band C.

A copy of the Certificate and the 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.

### AVAILABILITY

The suite is available from October 2022, though is available for viewing now.

### VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or [huw@huwthomascommercial.com](mailto:huw@huwthomascommercial.com)

Details prepared June 2022.

### Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.