

BRAND NEW BUSINESS UNIT TO LET



huwthomascommercial.com

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1,384 Sq Ft
128.70 Sq M

Potential for variety of uses:

- Warehouse
- Production
- Gym
- Workshop
- Healthcare

B8 ASHVILLE COURT, METHUEN PARK, BATH ROAD, CHIPPENHAM, WILTSHIRE, SN14 0GF

LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of Junction J17 of the M4 motorway. Methuen Park is located off the A4 Bath Road approximately 0.25 miles from its junction with the A350. Chippenham's mainline railway station is approximately 1.5 miles distant.

Major nearby occupiers include Wincanton, Bechtle, Next, TK Maxx and Costa Coffee and Aldi.

DESCRIPTION

Ashville Court is a brand new development of 20 business units constructed in three blocks. The units are of steel portal frame construction with profiled insulated cladding to the elevations under an insulated pitched roof.

The unit has an insulated up and over loading door approximately 4m high x 3m wide.

Internally the space is open plan with the ground floor having a single toilet to the rear corner and a tea station with sink and drainer under the staircase to the mezzanine floor.

KEY FEATURES

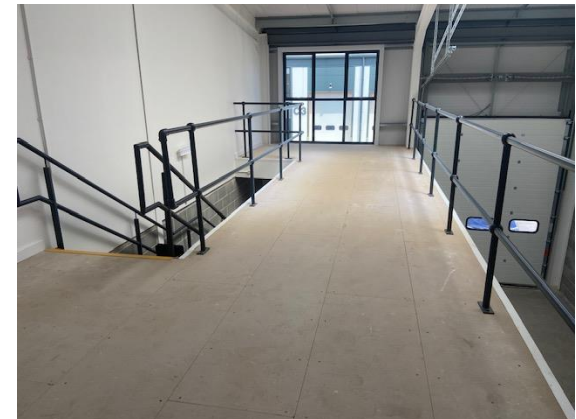
- Power float finished reinforced concrete slab providing 500 lbs per sq ft floor loading.
- Area of full height warehouse space with maximum height of approximately 7.6 metres at the rear of the unit.
- Ground and first floor windows providing excellent natural light internally.
- Mezzanine floor loading of 100 lbs per sq ft.



Tea station located on ground floor



Ground floor space showing loading door and mezzanine floor



Mezzanine floor with first floor windows

ACCOMMODATION

The unit has been measured on a gross internal floor area basis to have the following approximate floors areas:

	Sq M	Sq Ft
Ground	84.70	911
Mezzanine	44.00	473
TOTAL	128.70	1,384

CAR PARKING

There are three allocated car parking spaces with the unit; two immediately in front and one at the end of the block.

TERMS

The unit is offered by way of a new full repairing and insuring lease for a term of five years.

RENT

£17,000 per annum, exclusive of VAT which is payable at the standard rate.

SERVICES

All mains services are connected to the property.

SERVICE CHARGE

A service charge is payable toward the upkeep of the common parts of Ashville Court.

The estimated charge is estimated to be in the region of £600 + VAT per annum.

BUSINESS RATES

The property has yet to be assessed for Business Rates.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report will be available from the agents as soon as it is registered. It is anticipated the rating will be within Band A.

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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