

SINGLE ROOM OFFICE - TO LET



huwthomascommercial.com

01249 704345



191 Sq Ft
17.79 Sq M

Fully inclusive rental

- Ground floor
- Free on site parking
- Unrestricted access
- New tenancy offered
- £8,000 pa fully inclusive (+ VAT)
- Additional training room available if required

STANLEY PARK, STANLEY LANE, CHIPPENHAM, WILTSHIRE, SN15 3RP

LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of Junction J17 of the M4 motorway. Stanley Park is located off the A4 London Road approximately 0.5 miles east of Chippenham town centre, close to Abbeyfield School.

Stanley Park is a major sports facility with the available office being located within the main building on site.

DESCRIPTION

Off the communal reception area is a single room office that looks out over the front of the building onto the car parking area.

The office is well presented with carpet floor covering, central heating, window blinds and Cat II lighting. There is an external security shutter over the window.

The building and car park is covered by CCTV cameras.

There is shared use of the kitchen and toilet facilities.



CAR PARKING

There is unrestricted free car parking on site immediately to the front of the building.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor	17.79	191

In addition to the office there is a further large room, ideal for large meetings or training, which can be booked and used by separate arrangement.

TERMS

The office is offered by way of a new tenancy for a term to be agreed.

RENT

£8,000 per annum to be fully inclusive of all outgoings to include –

- Rent
- Heating
- Lighting
- Electric power usage
- Business Rates
- Building insurance
- Maintenance of the building and internal common parts
- CCTV coverage of the building and site.

The rent is subject to VAT which is payable at the standard rate.

DISPLAY ENERGY CERTIFICATE

As a public access building, it has been issued with a Display Energy Certificate with an Energy rating of 60 within Band C.

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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Details prepared June 2022

Disclaimer

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