

WAREHOUSE - TO LET ON NEW LEASE



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01249 704345



WAREHOUSE /INDUSTRIAL UNIT

4,142 Sq Ft
385 Sq M

- Located close to entrance to Bumpers Farm Estate
- 4 large loading doors
- 6.5 metre internal eaves height
- New Lease
- £32,000 pa + VAT

UNIT 7, SYMS YARD, BUMPERS WAY, CHIPPENHAM, WILTSHIRE, SN14 6LH

LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of 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, from which it has direct access.

Syms Yard is on the left hand side when entering the Estate along Bumpers Way, just after the Retail Park service yard.

DESCRIPTION

Unit 7 is a warehouse unit of steel portal frame construction and fully clad elevations. It has 4 loading doors; 2 electrically operated steel roller shutter loading doors, each approximately 5.3m wide x 5.65m high and 2 further steel roller doors each approximately 3.30m wide x 5.5m high. The internal eaves height of the unit is approximately 6.5m.



The unit has fluorescent strip lighting and both single and 3 phase electricity are available in the unit.

At the rear of the unit is a mess room and single toilet.



Externally there is parking on the forecourt immediately in front of the unit.

ACCOMMODATION

The property has been measured on a gross internal floor area basis.

	Sq M	Sq Ft
Ground floor	385	4,142

TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

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

RENT

£32,000 per annum.

We are advised that the property is not registered for VAT so no VAT is payable on the rent.

SERVICES

The unit has the benefit of main water, drainage and both single and 3 phase electricity.

No tests have been undertaken on any of the services supplied. We recommend that prospective tenants satisfy themselves that the services supplied comply with current regulations and meet their occupational requirements.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Warehouse and premises”

Rateable Value £18,250

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy Efficiency and has been given a rating of 96 within Band D.

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 Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

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