

**TO LET FOLLOWING REFURBISHMENT**  
**Available for occupation in November 2022**



huwthomascommercial.com

01249 704345



**INDUSTRIAL / WAREHOUSE  
UNIT**

2,223 Sq Ft  
206.52 Sq M

Refurbishment to include:

- New LED lighting
- Full internal decoration
- New kitchen area
- New electric roller shutter loading door
- New pedestrian door

**UNIT 11 , WESTPOINT BUSINESS PARK, BUMPERS FARM, CHIPPENHAM, SN14 5RB**

## 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 45,000 people.

## DESCRIPTION

Westpoint is a development of 12 industrial / warehouse units constructed in the early 1990s, of steel portal frame construction with elevations of brickwork and steel profiled cladding.

The units have an internal eaves height of approximately 6 metres.

The unit is currently undergoing refurbishment to include –

- New pedestrian access door
- Newly painted internal wall and floor surfaces
- New LED lighting
- New electrically operated roller shutter loading door approx 3.0 m wide x 4.8 metres high
- New kitchenette
- Refurbished toilets

## ACCOMMODATION

	<b>Sq M</b>	<b>Sq Ft</b>
Unit 11	206.52	2,223



Unit 11 – as existing

## CAR PARKING

There is parking for 5 vehicles on the forecourt in front of the unit.

## TERMS

The unit is offered by way of new full repairing and insuring leases for a term of years to be agreed.

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

## RENT

£21,000 per annum per unit, exclusive of VAT.

VAT is payable on the rent at the standard rate.

## SERVICE CHARGE

A service charge is payable to cover a contribution toward external repair and maintenance and the repair and maintenance of the common areas of Westpoint.

The service charge for the current year is approximately £2,400 + VAT.

## BUSINESS RATES

The Valuation Office Agency website currently lists units 11 and 12 as a single assessment with a Rateable Value of –

Rateable Value £26,000

A separate assessment for Unit 11 will be applied for.

## ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate will be issued on completion of the refurbishment works.

A copy of the EPC and Recommendation Report will then be available from the agents as soon as it is registered.

### 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](mailto:huw@huwthomascommercial.com)

Or Joint Agent, Alastair Andrews at Loveday

01793 438938 / 07989 512606

[alastair@loveday.uk.com](mailto:alastair@loveday.uk.com)

Details prepared September 2022.

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