

# SINGLE ROOM OFFICE – TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



Single room office in well-managed building

503 Sq Ft  
46.73 Sq M

- Town centre location
- Easy walk to railway station
- Good natural lighting
- New lease
- £12,000 pa

ROOM 5, STATION HILL HOUSE, STATION HILL, CHIPPENHAM, WILTSHIRE, SN15 1EQ

## LOCATION

Chippenham is a busy and expanding north Wiltshire town, located approximately 4 miles south of Junction 17 of the M4 motorway.

Station Hill House is located at the junction of New Road and Station Hill, in the centre of Chippenham. The property is a 3 minute walk from Chippenham's main line railway station and the High Street, providing all local facilities. Free short term (up to 2 hours) car parking is available on Station Hill; Monkton Hill and Cocklebury Road. All day parking is available for £4 about 5 minutes' walk away, near the railway station.

## DESCRIPTION

Station Hill House is a well-managed multi-let office building that provides a range of high quality offices available either as single rooms or as suites.

Room 5 is a quiet room located to the rear of the first floor. The office is carpeted, with modern electric heating and lighting and a built in storage cupboard.



An entry phone system allows the occupier to liaise with visitors and allow them access into the building.

There is a shared well fitted kitchen and male & female toilets adjacent to the room.

## ACCOMMODATION

The room has a net internal floor area of approximately 503 sq ft (46.73 sq m).

## TERMS

The room is available on a new lease for a term to be agreed, but starting from 6 months. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

## RENT

£12,000 per annum to include the following

- Furniture and layout design
- Communal kitchen facilities
- Buildings insurance
- Cleaning of communal areas
- Broadband connection
- 24/7 Access
- Carbon neutral building
- Facilities management
- Building maintenance
- Waste disposal.

The rent is subject to VAT at the standard rate.

## SERVICES

The room has electric heating and Cat II lighting.

The room is separately metered for electricity which is invoiced by the Landlord.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a current Rateable Value of £4,900, with proposed increase to £5,700 with effect from 1<sup>st</sup> April 2023.

The Rateable Value figures are well below the threshold for full Small Business Rate Relief for qualifying occupiers.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given an energy rating of 58 within Band B.

A copy of the EPC and Recommendation Report is available from the agents 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

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