

# INDUSTRIAL / WAREHOUSE UNIT, TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



## INDUSTRIAL / WAREHOUSE UNIT

2,562 Sq Ft  
238.01 Sq M

- 6m internal eaves
- LED lighting
- Kitchen area
- Electric roller shutter loading door
- New lease
- £27,000 pa
- Available September 2023

UNIT 1, WESTPOINT BUSINESS PARK, BUMPERS FARM, CHIPPENHAM, SN14 6RB

## 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 40,000 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 unit has an internal eaves height of approximately 6 metres.

Unit 1 is the most prominent unit on the development located adjacent to the entrance. It will be refurbished by the Landlord prior to letting with work to include:

- New LED lighting
- Electrically operated roller shutter loading door approx. 3m wide x 4.8m high
- Kitchenette
- Refurbished toilets

## ACCOMMODATION

	Sq M	Sq Ft
Unit 1	238.01	2,562

## CAR PARKING

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

## TERMS

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

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

## RENT

£27,000 per annum, 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 the unit as having a current Rateable Value effective 1<sup>st</sup> April 2023 of £28,000.

The rating assessment includes a value on a first floor office that has subsequently been removed. There are therefore grounds for an appeal to reduce the Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 96 in Band D.

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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