

DETACHED WAREHOUSE UNIT, TO LET ON NEW LEASE



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GOOD DETACHED WAREHOUSE UNIT

11,829 Sq Ft
1,099.55 Sq M

- Clear span warehouse space
- Popular location
- Security shutters to all windows
- "A" rating EPC
- Available on new lease
- £100,000 pa exc VAT

Unit 2 Bumpers Way, Bumpers Farm Industrial Estate, Chippenham, Wiltshire, SN14 6LH

LOCATION

Chippenham is an expanding town located approximately 4 miles south of Junction 17 of the M4 motorway; approximately 9 miles east of Bath and 12 miles west of Swindon.

The Bumpers Farm Estate is located adjacent to the A350, linking to the M4 to north and south to west Wiltshire and onward to the south coast. The estate is approximately 1.5 miles west of Chippenham town centre.

Bumpers Way is the main access road into the Estate. This unit is located on the left hand side of Bumpers Way, just after the Chippenham Motor Company showroom.

DESCRIPTION

The detached property is located to the south east of Bumpers Way with its own vehicular access. Car parking is provided to the front and one side of the property.

The property is of steel portal frame construction with elevations of low level brickwork and insulated cladding panels above under a pitched, insulated roof.

There are 2 pedestrian access doors into the unit within its front elevation, both protected with roller shutter security doors.

In the northern side of the building is a steel roller shutter loading door approximately 3.6 metres wide x 3.0 metres in height.



Roller shutter loading door

Internally the building has a reception office on the ground floor along with male and female toilets and a kitchen. The remainder of the ground floor is open plan and clear span warehouse space with an eaves height of approximately 6.2 metres.

The space is fitted with hi-bay electric lamps and 2 gas fired warm air blower heaters suspended from the steel frame of the building.



All racking will be removed prior to the start of a new lease.

At the front of the building is an open plan first floor mezzanine floor with good natural lighting from the first floor windows.



Mezzanine floor area

ACCOMMODATION

	Sq M	Sq Ft
Ground floor		
Gross internal area	982.86	10,573
Mezzanine		
Storage	116.69	1,256
Total gross area	1,099.55	11,829

CAR PARKING

There is on site parking for approximately 20 cars.

TERMS

The building is offered by way of a new lease for a term of years to be agreed.

RENT

£100,000 per annum exclusive of VAT.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £73,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Rating of 10 in Band A.

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 Joint Agents Huw Thomas of Huw Thomas Commercial

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