

**TO LET ON NEW LEASE – AVAILABLE APRIL 2024**



huwthomascommercial.com

01249 704345



**INDUSTRIAL /  
WAREHOUSE UNIT**

**2,644 Sq Ft  
245.63 Sq M**

- Quiet setting
- Good clear space
- Large loading door
- New lease
- £20,000 pa + VAT
- Available April 2024

**UNIT 5b, SHELDON BUSINESS PARK, CHIPPENHAM, WILTSHIRE, SN14 0SQ**

## 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.

Sheldon Business Park is located to the west of the town with easy access to the main A4, A420 and A350 roads. Junction 17 of the M4 motorway is approximately 5 miles distant.

The Business Park comprises a courtyard of buildings with a mix of offices and commercial uses.

## DESCRIPTION

Unit 5b is a light industrial / warehouse unit that benefits from 2 loading doors and good clear internal space.

The unit is of steel portal frame construction with elevation of low-level blockwork and glazing above therefore providing an excellent level of natural lighting into the unit. The internal eaves height of the unit is approximately 4.3m.

The unit has a upvc double glazed pedestrian door plus 2 sectional up & over loading doors. The first door being approximately 5.22m wide x 5m high. The second is approximately 2.58m wide x 3.6m high.

Internally, the unit provides open plan clear space with strip lighting. There is a single toilet and "breakfast bar" with worktop, sink & drainer.

Externally there is ample car parking space.



## ACCOMMODATION

	<b>Sq M</b>	<b>Sq Ft</b>
Gross internal area	245.63	2,644

## TERMS

The unit is offered 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

£20,000 per annum.

We are informed that VAT at the standard rate is payable on the rent.

### SERVICE CHARGE

A service is payable toward the repair and maintenance of the common parts of the Sheldon Business Park. The current charge is £200 + VAT per quarter.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £17,750.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available from the agent 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

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