

# SELF CONTAINED TOWN CENTRE OFFICE BUILDING TO LET ON NEW LEASE



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01249 704345



OFFICE BUILDING WITH  
PARKING  
TO LET ON NEW LEASE  
2,276 Sq Ft  
211.63 Sq M

- 3 allocated parking spaces
- Town centre location
- New lease
- £28,000 per annum
- NO VAT

3 AVON REACH, MONKTON HILL, CHIPPENHAM, WILTSHIRE, SN15 1EE

## 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.

Avon Reach is a modern office development located adjacent to the River Avon, in the centre of Chippenham on Monkton Hill, close to all town centre amenities. The property is a 3 minute walk from Chippenham's main line railway station and the High Street.

## DESCRIPTION

Number 3 is a mid-terrace building. The ground floor entrance door leads into a lobby with stairs to the first floor.

The ground floor office space is currently heavily partitioned to provide a number of consultation rooms, but the Landlord intends to strip out the existing partitioning and return the floor to open plan office space.

Once refurbished, the office space will have carpet floor covering; LED lighting and will be newly decorated.

The first floor is mostly open plan with a partitioned office at the front of the building and a further 2 partitioned rooms at the rear of the floor with windows overlooking the River Avon and Island Park.



First floor front partitioned office



First floor – two partitioned offices at rear

If required by a new tenant, the Landlord will consider stripping out the existing partitions to create a fully open plan floor.

There is currently a small kitchen area on the ground floor.

There is a single toilet on each floor, with the ground floor toilet being accessible by a disable person.

## ACCOMMODATION

The building has been measured on a net internal floor area basis.

	<b>Sq M</b>	<b>Sq Ft</b>
Ground floor	105.08	1,130
First floor	106.55	1,146
<b>Total net area</b>	<b>211.63</b>	<b>2,276</b>

The Landlord is willing to consider the building being let on a floor by floor basis.

## CAR PARKING

There are 3 allocated car parking spaces with the building.

There is 2 hour free parking on street in Monkton Hill and longer term pay and display parking available a short distance

away in both the Bath Road and Sadlers Mead car parks.

### TERMS

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

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

### RENT

£28,000 per annum.

We are informed that the property is not elected for VAT, so there is no VAT payable on the rent.

### SERVICE CHARGE

A service charge is payable to cover a contribution toward any external repair and maintenance required, the insurance of the building and the Avon Reach service charge for the maintenance of the common areas of the Avon Reach development.

### UTILITIES

All mains utilities are connected to the property that has gas fired central heating.

### BUSINESS RATES

The Valuation Office Agency website lists the building as having a Rateable Value of £25,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 76 within 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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### Disclaimer

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View of rear of property