

# SELF CONTAINED OFFICES WITH PARKING



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01249 704345



Self contained office building  
with on site parking

TO LET on new lease

1,334 Sq Ft  
123.90 Sq M

- Mix of open plan and cellular office space
- 10 parking spaces
- New lease
- £12,000 pa exc VAT
- Immediately available

**UNIT 1, 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. Unit 1 is the first building on the right hand side upon entering the Business Park, with parking directly in front of the property.

## DESCRIPTION

Unit 1 is a single storey self-contained office building of block construction under a pitched, tile covered roof.

Internally the building provides office and storage space in a number of partitioned rooms plus a large open plan office area.

Most offices have carpet floor covering, a mix of Cat II and older fluorescent tube lighting and oil fired central heating.

In addition to the office space, there is a kitchen area with fitted units and secondary door to the exterior.

There are also 3 toilets including one suitable for access by a disabled person.

## ACCOMMODATION

The property has been measured on a net internal floor area basis and provides the following approximate areas –

|                                      | <b>Sq M</b>   | <b>Sq Ft</b> |
|--------------------------------------|---------------|--------------|
| Net office space                     | 109.03        | 1,174        |
| Store / office<br>(no natural light) | 9.31          | 100          |
| Store room                           | 5.56          | 60           |
| Kitchen                              | 13.45         | 148          |
| <b>TOTAL NET AREA</b>                | <b>137.35</b> | <b>1,482</b> |

## PARKING

Immediately in front of the property are a total of 10 marked parking spaces including one designated disabled person parking space.

## TERMS

The property is available on a new full repairing and insuring lease for a term of 6 years, subject to a rent review after 3 years.

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

## RENT

£12,000 per annum exclusive of VAT.

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

## SERVICE CHARGE

A service charge of £400 + VAT per quarter is payable as a contribution toward the repair and maintenance of the common areas on Sheldon Business Park.

## BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £14,750.

### 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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Details prepared May 2024.

### Disclaimer

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Side elevation