



**Huw Thomas**  
**commercial**

# **MODERN BUSINESS UNIT**

**Approx 3,006 sq.ft (279.26 sq.m)**

**TO LET or FOR SALE**



## **Key Points:**

- Located on popular development
- Good modern unit
- Well fitted office space
- New lease or For Sale
- On site parking

**UNIT 15 GLENMORE CENTRE, VINCIENTS ROAD,  
BUMPERS FARM, CHIPPENHAM, WILTSHIRE, SN14 6NQ**

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## **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 the M4 to north and west Wiltshire and onward to the south coast. The estate is approximately 1.5 miles west of Chippenham town centre.

## **DESCRIPTION**

The Glenmore Business Park is a development of 18 small industrial/warehouse units that form part of the larger and well established Bumpers Farm Industrial Estate. The units are of modern steel portal frame construction with a loading door in the front elevation.

Unit 15 is mid terraced. The loading door in the front elevation is approximately 3.0 m high x 3.2 m wide. There is a separate pedestrian door that leads to a ground floor lobby, with steel stairs to the first floor.

The ground floor provides open plan workshop or storage space together with a disabled access toilet. The floor to ceiling height is approximately 3.13m. It has a partial suspended ceiling with a mix of integral and surface mounted lighting.

A steel staircase leads to the first floor.



On the first floor is a large front office with a open plan kitchen area at one end. The office space has a suspended ceiling with integral lighting; and air conditioning unit and gas fired central heating.

The kitchen area has a wood laminate floor covering and has wall and floor mounted units with circular sink and drainer.

Off the landing area is a further good size office with no direct natural light, but also having a suspended ceiling with integral lighting, carpet floor covering and a staircase to the second floor.



The second floor provides boarded storage space with a reduced floor to ceiling height in parts.



## **ACCOMMODATION**

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

<b>Area</b>	<b>SQ FT</b>	<b>SQ M</b>
Ground floor	1,290	119.93
First floor	1,131	105.16
Second floor	585	54.33
<b>TOTAL</b>	<b>3,006</b>	<b>279.26</b>

Externally there are 4 allocated parking spaces; 3 directly outside the unit and a fourth at the front of the development.

## **TERMS**

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

## **RENT / PRICE**

Rent - £17,500 per annum.

Price - £195,000.

We are informed that the property is registered for VAT and therefore VAT at the standard rate will be payable on the rent or purchase price.

## **BUSINESS RATES**

We are informed by the Valuation Office Agency website that the property is assessed for Business Rates as:

Workshop & Premises - Rateable Value £14,500

## **SERVICE CHARGE**

A service charge is payable toward the repair and maintenance of the common areas of the Glenmore Centre.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed for Energy Performance and given an Energy Rating of 65 within Band C.

A copy of the certificate and Recommendation Report is available from the agent on request.

## **SERVICES**

All mains services are provided to the property, though the gas has not been connected.

No tests have been carried out on any of the services supplied and we recommend that prospective tenants satisfy themselves that the services meet their occupational requirements and comply with current regulations.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction.

## **VIEWING & FURTHER INFORMATION**

Strictly by appointment with Sole Agent

Huw Thomas Commercial

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