



Huw Thomas
commercial

INDUSTRIAL / WAREHOUSE UNIT

5,523 sq.ft (513.20 sq.m)

TO LET ON NEW LEASE



Key Points:

- * Recently refurbished
- * 6m eaves height
- * 13 parking spaces
- * New lease
- * Rent £45,000 per annum

**UNIT H BRUNEL PARK, BUMPERS FARM,
CHIPPENHAM, WILTSHIRE, SN14 6NQ**

LOCATION

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

The Bumpers Farm Industrial Estate is the primary industrial and warehouse location in Chippenham, located approximately 1.5 miles west of the town centre. The Estate benefits from direct access from the A350 Chippenham western by-pass, approximately 4 miles south of Junction 17 of the M4 Motorway.

DESCRIPTION

Unit H is an industrial / warehouse unit built in the early 1990s. The unit is of steel portal frame construction with an internal eaves height of approximately 6 metres. Loading access is via an electrically operated loading door approximately 3.66m wide x 3.64m high.

At first floor level are well fitted offices with carpet, gas central heating and suspended ceiling with integral Category 2 lighting.

Internally toilet facilities are provided on both the ground and first floors.

ACCOMMODATION

The unit has been measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice.

	Sq M	Sq Ft
Ground floor		
Office/ancillary	100.34	1,080
Warehouse	314.20	3,381
First floor		
Offices	98.66	1,062
TOTAL GROSS AREA	513.20	5,523

PARKING

The unit benefits from a good parking allocation of 13 marked spaces, plus space in front of the loading door.

TERMS

The unit is offered on a new tenant's full repairing and insuring lease for a term of years to be agreed, but subject to a minimum term of 5 years.

RENT

£45,000 per annum.

The property is registered for VAT and therefore VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common parts of the Brunel Park development. The charge for Unit H in 2018 was approximately £3,100 + VAT.

SERVICES

The unit is connected to mains water, drainage and electricity. There is no fixed heating or lighting in the property at present.

We recommend that prospective tenants satisfy themselves that the services provided comply with current regulations and meet their own occupational requirements, before completing any lease.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Warehouse & premises – Rateable Value £29,250.



ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and 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 will be responsible for their own legal costs in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

Details prepared April 2019.

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.



Huw Thomas
commercial