

TO LET

Carter Jonas



**Unit 2 Bumpers Way
Bumpers Farm Industrial
Estate, Chippenham,
Wiltshire SN14 2NG**

**Industrial / Warehouse
Building with Offices**

20,473 sq ft (1901.96m²)

- Located on popular and vibrant industrial estate.
- Approximately 4 miles south of junction 17 of M4.
- Occupies a prominent position.
- Well presented high spec offices.

LOCATION

The Bumpers Farm Industrial Estate is well located on the north west outskirts of Chippenham, approximately 1.5 miles west of the town centre. The estate benefits from direct access from the A350 Chippenham Western Bypass approximately 4 miles south of Junction 17 of the M4 Motorway. The estate is recognised as the primary employment area in Chippenham accommodating a wide range of local, regional and national occupiers including CPI Antony Rowe, Royal Mail, Rotaval and Vectura. At the entrance to the estate there is a retail scheme offering a Wickes, BM Bargains and Pets at Home.

DESCRIPTION

The building is of steel portal frame construction, part cavity brick and part coloured box profile cladding to elevations. The property was originally constructed to provide a warehouse with ancillary offices and it has been extended and now incorporates an extensive mezzanine floor providing office space at first floor level. The ground floor is a mix of offices, staff welfare and low based storage and distribution. Access is via a personnel door to the front elevation and roller shutter door to the side.

The space includes the following amenities:

- Gas fired warm air blowers to storage warehouse areas.
- Electric night storage heaters to ground floor offices.
- Air conditioned offices at first floor level.
- A mix of uPVC and aluminium double glazed windows.
- Extensive security at the property to include window shutters at ground floor level, alarm and door entry code to parts of the building.

Externally parking on site currently provides for 23 cars.

ACCOMMODATION

The building has been measured on a gross internal area basis and the floor areas are calculated below: -

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	970.08	10,442
First Floor	931.88	10,031
Total	1,901.96	20,473

SERVICE CHARGE

Please apply to the agents for further information.

SERVICES

We are advised that all mains services are connected. However, perspective occupiers are advised to make their own investigations as to the state and condition.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

PLANNING

The most recent use for the building was for the purpose of storage and distribution with ancillary offices. Occupiers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council 0300 456 0114 email: developmentmanagement@wiltshire.gov.uk regarding the intended use.

QUOTING RENT

Please apply to the agents for quoting rent.

BUSINESS RATES

According to the Valuation Office website the rateable value for the property is £95,500 (1 April 2017) making the rates payable for the property £47,081.50 (using the multiplier of 49.3p).

These figures are for guidance only. Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

All prices quoted are exclusive of VAT.

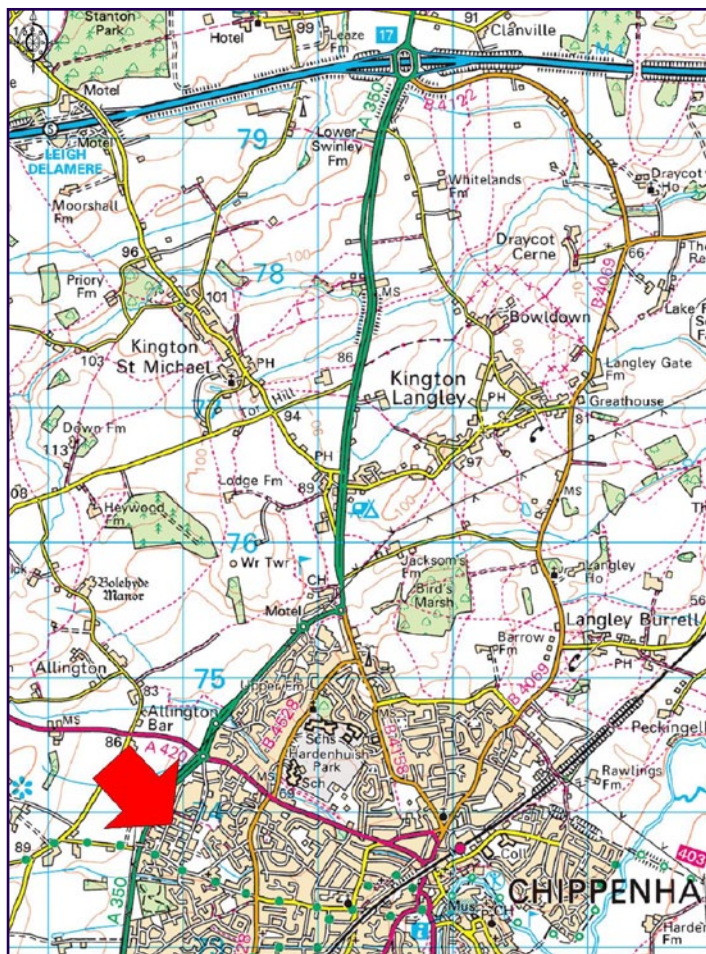
EPC

An EPC Certificate is available on request. The Energy Performance Asset Rating equates to Band B - 29.

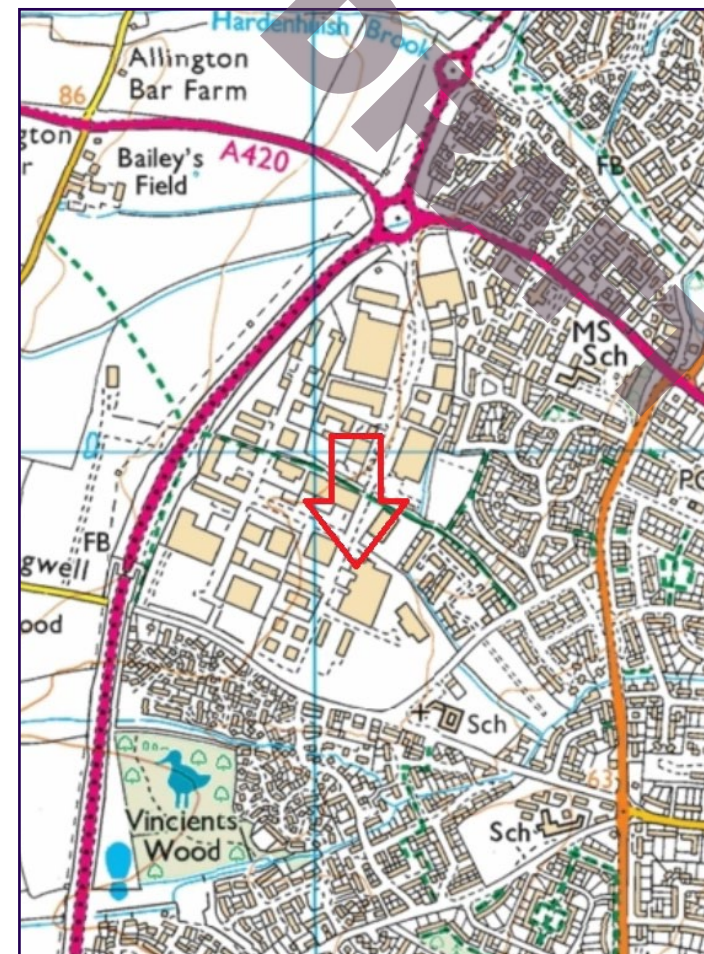
JOINT AGENTS

How Thomas Commercial
Tel: 01249 704345
Mob: 07970 494369

SUBJECT TO CONTRACT



For identification purposes only



For identification purposes only

FURTHER INFORMATION

Should you require further information or wish to view please contact:

Alison Williams MRICS

01225 747241 | 07917 041109

alison.williams@carterjonas.co.uk

St. James House, Lower Bristol Road, Bath BA2 3BH

William Pattermore

01225 747241 | 07788 339883

william.pattermore@carterjonas.co.uk

St. James House, Lower Bristol Road, Bath BA2 3BH

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas