



Huw Thomas
commercial

LIGHT INDUSTRIAL / WORKSHOP UNIT

2,475 sq.ft (230.04 sq.m)

TO LET ON NEW LEASE



Key Points:

- * Quiet setting
- * Good office content
- * Plentiful on-site parking
- * Available on new lease
- * Rent £16,500 per annum

**UNIT 5, SHELDON BUSINESS PARK, SHELDON
CORNER, 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.

DESCRIPTION

Unit 5 is a semi-detached light industrial unit that has a good level of internal office space.

The unit is of concrete portal frame construction with elevation of low level blockwork and glazing above therefore providing an excellent level of natural lighting into the unit. The internal eaves height of the unit is approximately 4 metres. There is a steel roller shutter loading door in the end elevation being approximately 3.36m wide x 3.5m high.

Internally, there is a pedestrian door leading to an entrance lobby area and 4 internal offices, a well fitted kitchen, a disabled toilet facility and a shower room.

The offices are carpeted and have good lighting.

Leading from the main workshop / storage area is a wooden staircase giving access to a useful mezzanine storage though with areas of reduced floor to ceiling height.

Externally there is ample car parking space.

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
Office space	66.17	712
Workshop / storage	122.35	1,316
Kitchen	3.78	41
Disabled WC		
Shower room		
TOTAL GROUND FLOOR	230.24	2,475
Mezzanine storage	53.93	580

TERMS

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

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

RENT

£16,500 per annum.

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

SERVICES

The unit has the benefit of mains water, drainage and electricity.

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 –

Office& premises – Rateable Value £13,250.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate has been commissioned and will be made available to prospective tenants as soon as it's received.

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

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Details prepared May 2019.

Disclaimer

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