



Huw Thomas
commercial

FIRST FLOOR OFFICE SUITE

1,303 sq.ft (121.01 sq.m)

TO LET ON NEW LEASE



Key Points:

- * Quiet setting
- * Well fitted out suite
- * Plentiful on-site parking
- * Available on new lease
- * Rent £16,300 per annum

**UNIT 5 ROWAN HOUSE, 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.

DESCRIPTION

Rowan House is a modern two storey building with a shared ground floor entrance and lobby. Internally, stairs lead to the first floor and access into Unit 5.

The office suite is mainly open plan with a partitioned Boardroom containing a kitchen area. The suite is well specified, with

- Suspended ceiling
- Category II lighting
- Fully carpeted
- In floor trunking boxes
- Upvc double glazed windows
- Oil fired central heating
- Well fitted out kitchen area
- Male and female toilets

Externally there is ample car parking space.

ACCOMMODATION

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

	Sq. M	Sq. Ft
Office	121.01	1,303



Office space

TERMS

The office suite 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

£16,300 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, and oil fired central heating.

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 £11,000.

The Rateable Value is below the threshold for Small Business Rate Relief if it is the only non-domestic property occupied by the ratepayer.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and given a rating of 62 within Band C.

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

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huw@huwthomascommercial.com

Details prepared March 2019.

Disclaimer

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Boardroom



Kitchen