

TO LET

**23/24 Market Place
Chippenham
Wiltshire
SN15 3HW**



**Short Term Lets Available
Only £6 per sq.ft.**

First Floor office of 1,677 sq.ft.

Location: Chippenham is the administrative centre of North Wiltshire and an expanding town with an urban population in the region of 28,000 people. Motorway access is via junction 17 of the M4, approximately 4 miles to the north. Main line rail services are available from Chippenham station.

The property is located in a prominent position in the Market Place close to the main High Street retailing area.

Description: The property comprises a substantial Grade II listed building located within the Conservation Area. The premises is constructed of stone and part rendered brickwork under a pitched tiled roof.

Accommodation:: The accommodation comprises a suite of offices on the first floor with access off The Causeway/London Road. The first floor has been partitioned and comprises a series of open plan and cellular offices.

The property benefits from:

- Category 5 cabling
- Cat II lighting
- Gas fired central heating
- WCs facilities
- Kitchen

Floor Area: The accommodation has been measured on a net internal basis, in accordance with the RICS Code of Measuring Practice (fifth edition) and provides the following approximate area:-

First Floor	1,677 ft ²	155.8 m ²
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Tenure: Available on a new full repairing and insuring lease.

Rent: £6.00 per square foot per annum.

Business Rates: Rates Payable : On application.

Legal Costs: Both parties to be responsible for their own legal costs.

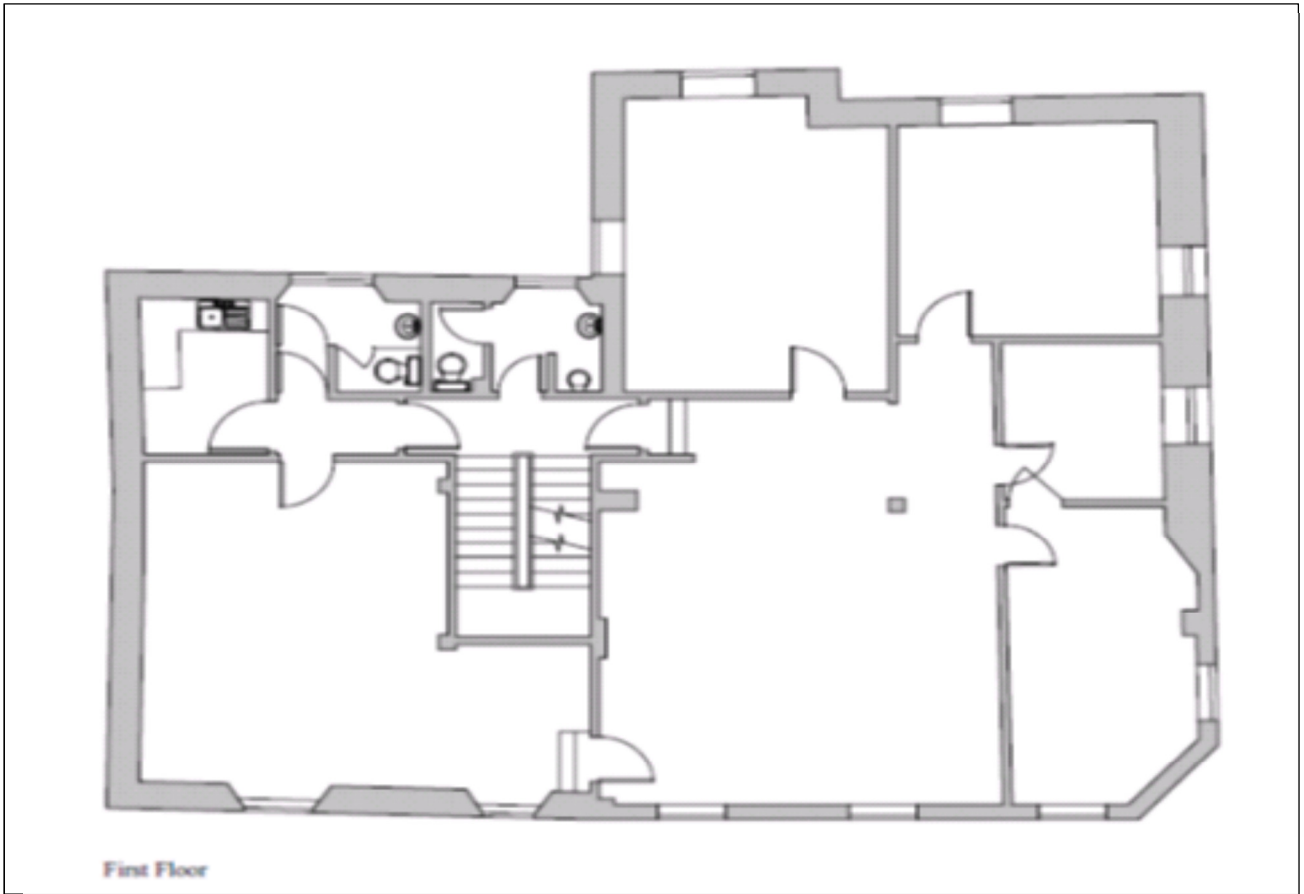
Viewing and Further Information: For further information or to arrange an inspection, please contact:

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**Subject to contract, availability
and satisfactory references**

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

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First Floor

Energy Performance Certificate

Energy Performance Certificate



Non-Domestic Building

1ST & 2ND FLOOR OFFICES
23-24 Market Place
CHIPPENHAM
SN15 3HW

Certificate Reference Number:
9020-4975-0342-7381-3030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

73

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 354
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 49.23

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

73 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.