

## **UNIT 4A/4B CORNBRAsh PARK, BUMPERs FARM, CHIPPENHAM, WILTSHIRE, SN14 6RA**



**NEW LEASE(S) AVAILABLE**

**198.7 – 401.8 M<sup>2</sup> (2,139 – 4,325 FT<sup>2</sup>)**

**14 ON SITE CAR PARKING SPACES**

**ESTABLISHED LEAFY BUSINESS PARK**

**[www.whitmarshlockhart.com](http://www.whitmarshlockhart.com)**

**01793 541000**

Chartered Surveyors, Commercial Property Valuers and Agents, Building Surveyors, Business Rating Consultants and Property Managers to both Industry and Commerce.

### Location

Cornbrash Park is an attractive landscaped office development situated on the Bumpers Farm Business Park on the outskirts of Chippenham. Chippenham has excellent road communications via the A420 and the A4 to the west and east, and the A350 trunk route through central Wiltshire to the south coast. The town is approximately 4.83km (3 miles) from Junction 17 of the M4 Motorway.

Bumpers Farm Industrial Estate is directly accessed off the Chippenham Western By-pass (A350), providing excellent access to regional road networks.

### Description

Unit 4 Cornbrash Park is an attractive, modern three storey office building prominently situated in the heart of the development. The building could be sub-divided to offer 2 separate self-contained buildings of 2,185 ft<sup>2</sup> (198.8 m<sup>2</sup>) or 2,139 ft<sup>2</sup> (203 m<sup>2</sup>).

The building benefits from suspended ceilings with inset LED lighting, gas fired central heating, double glazing and male, female and disabled WC's.

### Accommodation

(All measurements are approximate and given on a net internal basis, in accordance with the RICS Code of Measuring Practice).

Ground Floor	127.2 m <sup>2</sup>	1,368 ft <sup>2</sup>
First Floor	130.9 m <sup>2</sup>	1,409 ft <sup>2</sup>
Second Floor	143.7 m <sup>2</sup>	1,547 ft <sup>2</sup>

<b>TOTAL</b>	<b>401.8 m<sup>2</sup></b>	<b>4,324 ft<sup>2</sup></b>
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Externally, 14 car parking spaces will be allocated with the accommodation.

### Basis of Disposal

The accommodation is available by way of new effectively full repairing and insuring lease(s) for a term to be agreed.

### Service Charge

A service charge is in place to cover the upkeep of the common parts of the Estate. Further details are available from the agents.

### Business Rates

The property has a current rateable value for 2019/20 of £36,000 and is assessed as a single unit.

### Energy Performance Certificate

A copy of the EPC is available upon request. The property has an energy performance rating of C:57.

### Quoting Terms

We are instructed to quote a rent of £12.50 per sq ft per annum, exclusive of business rates, service charge and VAT.

### Legal Costs

Each party is to bear its own legal costs incurred in respect of any transaction.

### Viewing

Viewing is strictly by prior appointment through the joint sole agents:

### Miles Cross

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH

Tel: 01793 541000

E-mail: miles@whitmarshlockhart.com

Or

**Paul Williams**

Avison Young

Tel: 0117 988 5301

July 2019





Not to scale, for identification purposes only