

to let

**UNIT 7 GREENWAYS BUSINESS PARK,
CHIPPENHAM, SN15 1BN**

22,107 ft² 2,053.8 m²

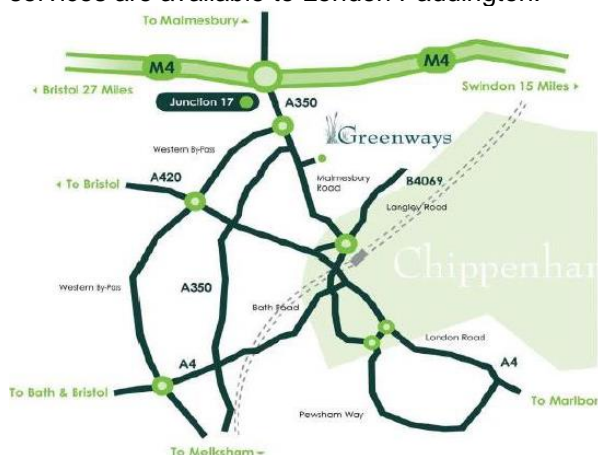


Located in landscaped park environment.
Good access to J.17 of M4.
71 car parking spaces.

Location

Chippenham is situated between Swindon and Bristol on the M4 motorway, just 3 miles south of Junction 17. Greenways Business Park offers good access to the town centre via the Malmesbury Road linking directly to the A350 western bypass.

The market town of Chippenham is one of Wiltshire's three primary towns designated for major growth and development. Main line rail services are available to London Paddington.



Description

Greenways Business Park is set within 11 acres of landscaped parkland on the rural fringe of Chippenham, offering a wonderful environment in which to work.

The buildings have been constructed in an attractive traditional brick built style and the offices benefit from extensive car parking and on-site commissionaire service. The whole building is due to be fully refurbished with new carpets, suspended ceilings and LED lighting, gas fired central heating and air conditioning, raised floors, and male and female WCs.

Accommodation

Measure in accordance with the International Property Measurement Standard 3 – Offices.

| | | |
|--------------|----------------------|-----------------------|
| GF Reception | 83.7 m ² | 901 ft ² |
| Ground Floor | 606.4 m ² | 6,527 ft ² |
| First Floor | 613.8 m ² | 6,607 ft ² |
| Second Floor | 749.9 m ² | 8,072 ft ² |

| | | |
|-----------|------------------------|------------------------|
| TOTAL NIA | 2,053.8 m ² | 22,107 ft ² |
|-----------|------------------------|------------------------|

71 car parking spaces.

Lease Terms

Available on a new full repairing and insuring lease.



VAT

VAT is applicable.

Business Rates

The property is assessed as offices with a Rateable Value of £257,500.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

The EPC is awaited.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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