



**GREENWAYS**

BUSINESS PARK

**SPACE TO GROW**

100,000 SQ FT OFFICE CAMPUS SET IN 11 ACRES OF PARKLAND

CHIPPENHAM / WILTSHIRE / SN15 1BN





# GREENWAYS

BUSINESS PARK

ABOUT



## SPACE TO ENJOY

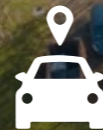
### ABOUT GREENWAYS BUSINESS PARK

Greenways Business Park is set within 11 acres of landscaped parkland in Chippenham, offering a wonderful environment in which to work and grow a business.

The buildings have been constructed in an attractive brick built style and combines a landscaped parkland setting with over 100,000 square feet of flexible office accommodation.



MANAGED CAR PARKING



3 MILES FROM J17 OF M4



5 MINS DRIVE FROM TOWN CENTRE



SUPERB WORKING ENVIRONMENT



1 HOUR 10 MINS TO PADDINGTON





# GREENWAYS

BUSINESS PARK

## LOCATION



# SPACE TO THRIVE

## LOCATION IS EVERYTHING AT GREENWAYS BUSINESS PARK

Chippenham is a historic market town and is one of Wiltshire's most popular and growing towns. Nestled on the banks of the River Avon and a little over an hour's journey from central London, Chippenham offers an ideal centre for both work and recreation in rural Wiltshire.

Chippenham is home to some major occupiers including Good Energy, Expolink, Capita, Herman Miller, Virgin Healthcare, and National Milk Records.

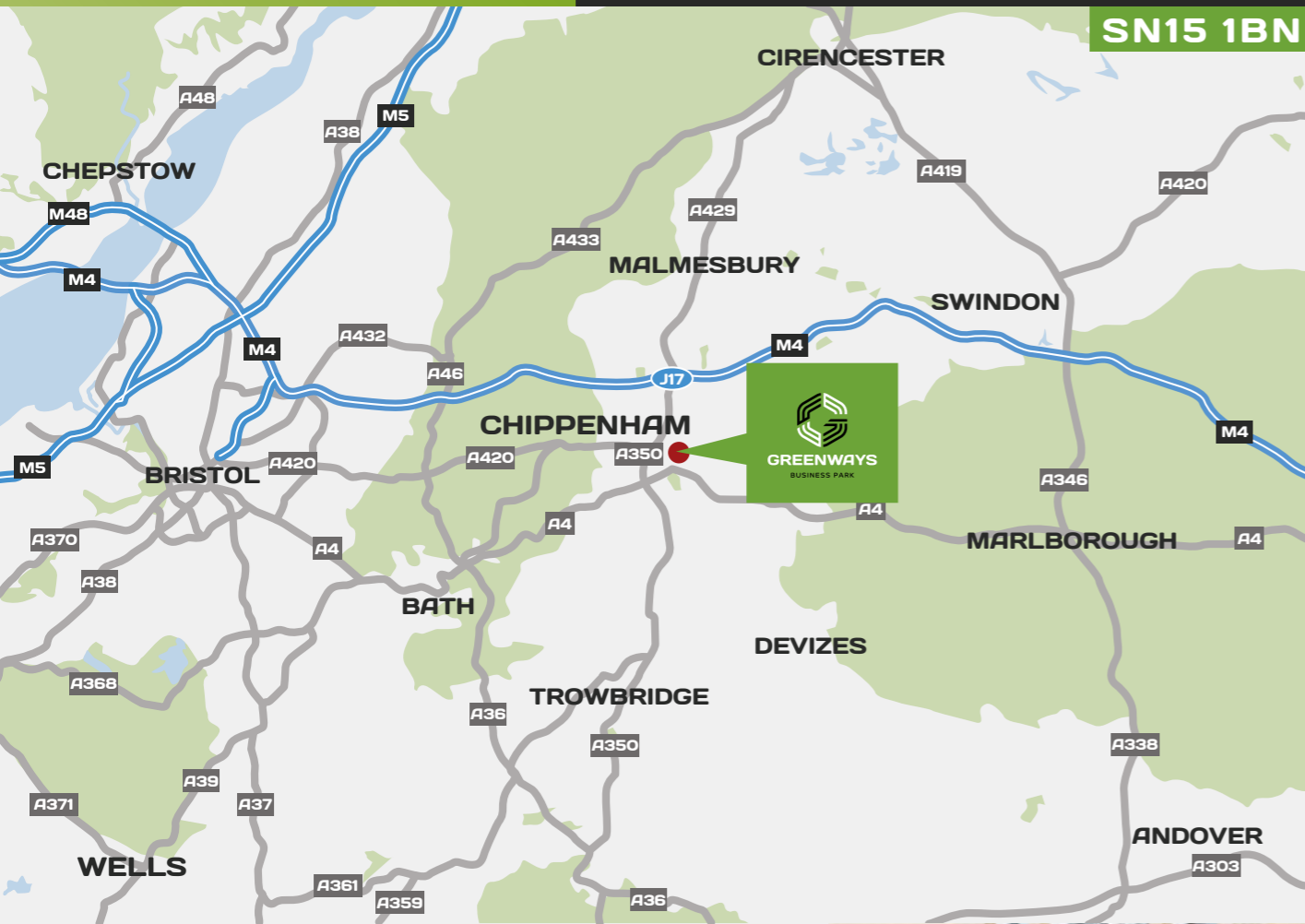




# GREENWAYS

BUSINESS PARK

TRAVEL



## SPACE TO EXPLORE

### TRAVEL CONNECTIONS TO AND FROM GREENWAYS BUSINESS PARK

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

### TIMINGS

By Train:		By Road:	
Bristol	33 mins	M4 Motorway	3 miles
Bath	14 mins	Bath	15.2 miles
Swindon	14 mins	Bristol	25.4 miles
London	1 hr 18 mins	Swindon	18.7 miles







**GREENWAYS**  
BUSINESS PARK

TRAVEL



# SPACE TO EXPLORE

## TRAVEL CONNECTIONS TO AND FROM GREENWAYS BUSINESS PARK

Chippenham is situated between Swindon and Bristol on the M4 motorway, just 3 miles south of Junction 17. Greenways Business Park offers great access to the town centre via the Malsbury Road linking directly to the A350 and also to the Wiltshire countryside.

### TIMINGS

#### By Train:

Bristol	33 mins
Bath	14 mins
Swindon	14 mins
London	1 hr 18 mins

#### By Road:

M4 Motorway	3 miles
Bath	15.2 miles
Bristol	25.4 miles
Swindon	18.7 miles





**GREENWAYS**  
BUSINESS PARK

AVAILABILITY



**AVAILABILITY AT  
GREENWAYS BUSINESS PARK**

The available accommodation has the following approximate total net internal floor areas.

Available Floor/Suite	sq ft	sq m	Car parking
<b>Unit 2:</b>			
Ground Floor	2,300	213.7	10 spaces
<b>Total</b>	<b>2,300</b>	<b>213.7</b>	<b>10 spaces</b>
<b>Unit 4:</b>			
Ground Floor	4,502	790.9	15 spaces
Second Floor	11,541	1,072.2	35 spaces
<b>Total</b>	<b>16,043</b>	<b>1,863.1</b>	<b>50 spaces</b>
<b>Unit 7:</b>			
Ground Floor	6,527	606.4	22 spaces
First Floor	6,607	613.8	22 spaces
Second Floor	8,072	749.9	27 spaces
<b>Total</b>	<b>21,206</b>	<b>1,970.1</b>	<b>71 spaces</b>







**GREENWAYS**  
BUSINESS PARK

AVAILABILITY

UNIT 2

## UNIT 2

Unit 2 offers a newly refurbished ground floor office suite ready for immediate occupation. The office benefits from the following specification:

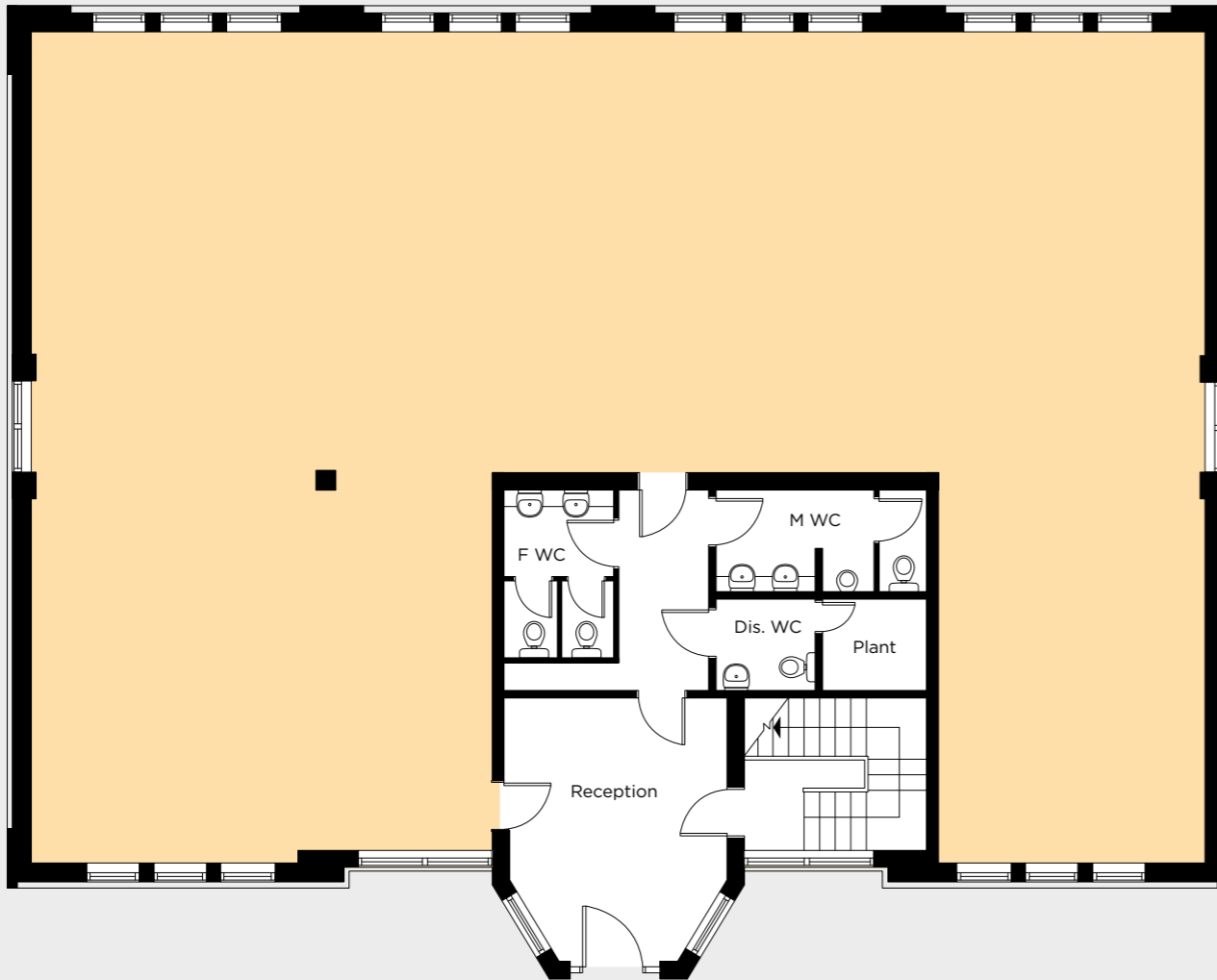
- Comfort cooling / heating
- Raised access floor with new carpet throughout
- Suspended ceiling with integral lighting
- Dedicated WC facilities
- Onsite park manager.

## EPC

Rating C (73).



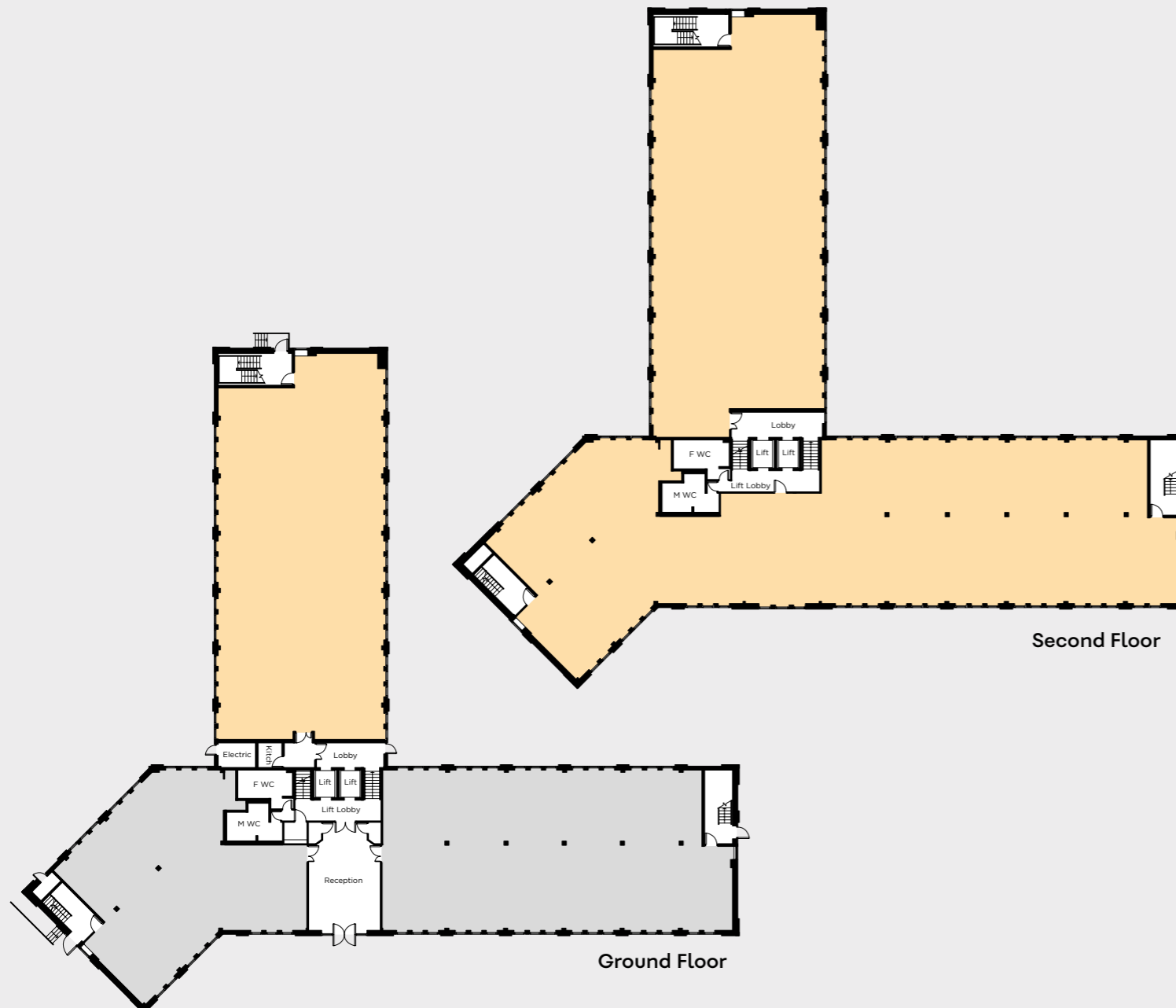
Unit 2	sq ft	sq m	parking
Ground Floor	2,300	213.7	10 spaces





**GREENWAYS**  
BUSINESS PARK

**AVAILABILITY**  
**UNIT 4**



**UNIT 4**

Unit 4 provides flexible office accommodation ready for immediate occupation. The office benefits from the following specification:

- Gas fired central heating
- Raised access floor
- Suspended ceiling with integral lighting
- The ground floor benefits from a fitted kitchen and meeting rooms
- WC and shower facilities
- Onsite park manager located within the building.

**EPC**

Rating C (60).



<b>Unit 4</b>	<b>sq ft</b>	<b>sq m</b>	<b>parking</b>
Ground Floor	4,502	790.9	15 spaces
Second Floor	11,541	1,072.2	35 spaces
<b>Total</b>	<b>16,043</b>	<b>1863.1</b>	<b>50 spaces</b>





# GREENWAYS

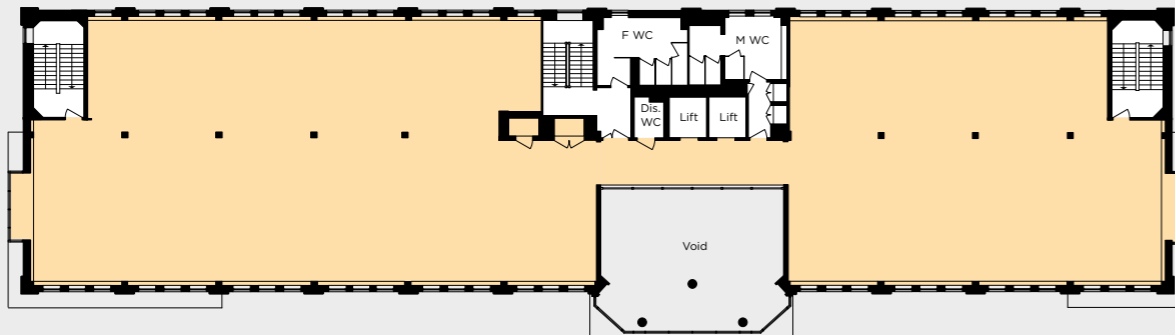
BUSINESS PARK

## AVAILABILITY

### UNIT 7



Ground Floor



First Floor



Second Floor

### UNIT 7

Unit 7 offers over 21,206 sq ft of office accommodation over three floors. The offices are due to be refurbished and will benefit from the following specification:

- Gas fired central heating
- Raised access floor with new carpeting throughout
- Suspended ceiling with new LED lighting
- Comfort cooling
- WC and shower facilities
- Onsite park manager.

### EPC

Available upon request.

Unit 7	sq ft	sq m	parking
Ground Floor	6,527	606.4	22 spaces
First Floor	6,607	613.8	22 spaces
Second Floor	8,072	749.9	27 spaces
<b>Total</b>	<b>21,206</b>	<b>1970.1</b>	<b>71 spaces</b>



**GREENWAYS**

BUSINESS PARK

[GALLERY](#)





**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

GALLERY







**GREENWAYS**  
BUSINESS PARK

**CONTACT**

### **TENURE**

The available accommodation are available on new effective full repairing and insuring lease, by way of a service charge, on terms to be agreed.

### **RENT**

Upon application.

### **RATES**

Please verify the actual rates payable with the local authority.

### **VIEWING**

For further information or to arrange an inspection, please contact the below.



**Chris Grazier**  
0117 946 4538  
07788 105578  
Chris.Grazier@htc.uk.com

**Lizzie Boswell**  
0117 946 4597  
07919 057756  
Lizzie.Boswell@htc.uk.com



**Murray Walker**  
01793 489 942  
07920 492736  
murraywalker@keningtons.com

[www.greenwayschippenhams.co.uk](http://www.greenwayschippenhams.co.uk)

Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Designed by Zest Design & Marketing 0117 950 8445. December 2019 (02062).