

To Let

Unit 4A/4B Cornbrash Park
Bumpers Farm
Chippenham
Wiltshire
SN14 6RA

2,139 - 4,325 sq ft (198.7 - 401.8 sq m)



Location

Cornbrash Park is an attractive landscaped office development situated on 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 miles from Junction 17 of the M4 motorway.

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

Description

Unit 4A/4B Cornbrash Park is an attractive, modern three storey office building situated at the rear of the development which is currently occupied as a single building, but could easily be sub-divided into two separate self-contained buildings.

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

Accommodation

The buildings provide the following approximate Net Internal floor areas: -

Building 4A	Sq Ft	Sq M
Ground Floor	684	63.6
First Floor	716	66.5
Second Floor	785	72.9
Total:	2,185	203.0
Building 4B	Sq Ft	Sq M
Ground Floor	684	63.5
First Floor	693	64.4
Second Floor	762	70.8
Total:	2,139	198.8
Overall Total (NIA)	4.325	401.8

Parking

A total of 14 on-site car parking spaces are demised with both buildings.

Basis of Disposal

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

Quoting Terms

We are instructed to quote a commencing rental of £12.50 psf per annum, exclusive of business rates, service charge and VAT.

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 is currently assessed as a single unit for business rates purposes, as follows;

Rateable Value: £36,000

Rates Payable (2019/20): £18,144 pa

EPC

The property is assessed in Band C - 57.

VAT

All prices are exclusive of VAT, where chargeable.

Legal Costs

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

Subject to Contract

For further information or an appointment please contact:

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joint agent:
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