



Station Hill House

Room 5

Station Hill House is located in central Chippenham, a historic market town that boasts a strategic location and excellent transport links.



Specification

Room 5 is located to the rear of the first floor and offers contemporary, fully carpeted office space with LED lighting in a carbon neutral building.

There is a shared kitchen and male and female WC's on the first floor.

Short term free parking is available on Station Hill for up to 2 hours, with longer term pay & display parking a short distance away at the top of Station Hill adjacent to Sainsbury's Local.

Location

Nestled on the banks of the River Avon in north Wiltshire, Chippenham is a flourishing and lively market town.

Station Hill House benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive.

Chippenham train station is only a few minutes walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour.

The Paddington Elizabeth Line station provides swift connections with a journey time of 17 minutes to Canary Wharf.

Connectivity

Fast, secure and resilient WiFi included.

Our dedicated full-fibre connection to the premises will give your business ultimate resilience. Optional bandwidth increase available to enhance your network performance, additional costs apply.

All Inclusive

It's easy to get started with our all inclusive package, allowing you to get straight to work from day one.

What's included?

- Rent
- Furniture and layout design
- Communal kitchens
- Buildings insurance
- Cleaning of communal areas
- Fast and secure WiFi
- 24/7 access
- Carbon neutral building
- Facilities management
- Building management

EPC

The current EPC is band B (50).

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £5,700.

Terms

The property is available to rent by way of a new lease with terms structured to individual requirements.

Quoting Rent

Price on Application.
Rent is all inclusive except for power which is separately metered.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.





Viewings

For further information, or to arrange a viewing, please contact the agent.



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what3words

Front Door
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