



STIBBARD
PROPERTY



2 Market Place, Chippenham, Wiltshire, SN15 3HE

A highly prominent retail/office (E class) unit in a prime spot in the centre of Chippenham. 2 Market Place comes to a total of approximately 1,802 sq ft on the ground floor with further first floor mezzanine office space of 345 sq ft & 2,253 sq ft of second and third floor office space. The unit benefits from 8 parking spaces to the rear. The market town of Chippenham is within striking distance of Bath, Bristol, Melksham & Swindon and has easy reach of the M4 via the A350.

- Effective FRI lease on four floors.
- Rateable value of £38,250.
- Total area of 4,401 sq ft with rear access & parking.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Coffee #1, Boots, Millets, WH Smith, Superdrug, Vodafone & Poundland.
- To let for **£3,250 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07388 936630.

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