



# HARTHAM PARK

**CORSHAM, WILTSHIRE, SN13 ORP**

**FLEXIBLE OFFICE SPACES** 100—2,500 SQ FT





## LOCATION

Hartham Park Estate is 20 minutes by car from Bath, and an hour by car from London and a 10 minute ride from Chippenham train station. There is unlimited free parking.

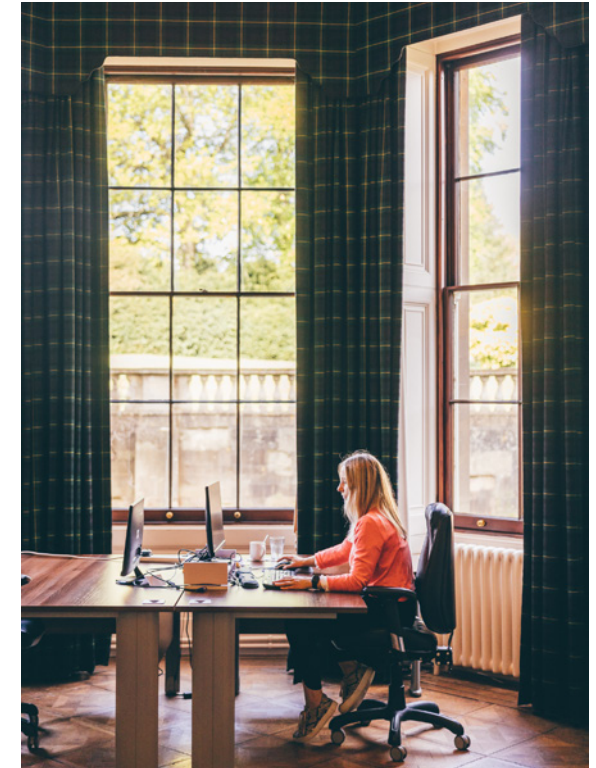
## SITUATION

The offices are situated within Hartham Park Estate, comprising c. 50 acres. Both the Bath stone built Georgian manor and later additions host space for a range of occupiers. The property is surrounded by ornate landscaped grounds with a range of outbuildings, and ample on site parking. There is also a Stické tennis court on site, one of 3 remaining courts worldwide.



# HARTHAM PARK ESTATE IS UNDER NEW OWNERSHIP FROM SPRING 2024 WITH EXCITING INVESTMENT PLANS



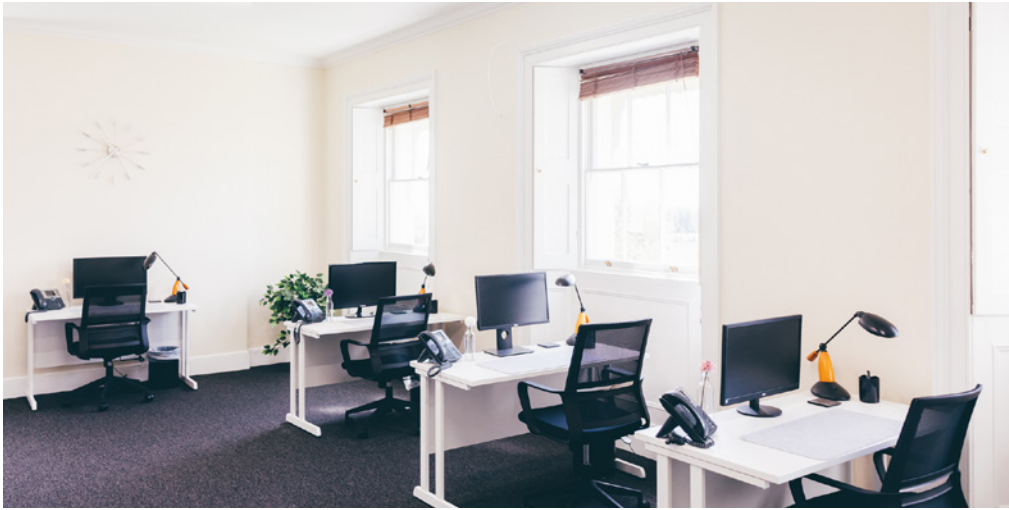


## DESCRIPTION

The main house was originally constructed in 1795 and has since been largely enveloped by later additions. The main house is set over ground, first and second floors. There are large, grand reception rooms at ground floor which are available for use by tenants as informal coworking spaces, or available for hire, as required.

The office suites themselves range in size to accommodate from 1 to 50 people and offer affordable, high quality, flexible workspace solutions. Licenses range from coworking memberships to fully serviced offices spaces. Access to the Business Centre, café and a range of meeting rooms as well as the Hartham Park business community is also offered.









## AMENITIES

On site amenities include:

- Beautiful Wiltshire mansion house estate setting.
- Dedicated and uncontended 5 GB/GB fibre optic up and down internet speeds.
- State of the art conference facilities for up to 400 people.
- Onsite hosting and facilities teams.
- First two months rent free \*T&C's apply.
- Onsite gym and tennis court.

## TENURE

Office suites available by way of licence, terms to be agreed.

## EPC

Available upon request.

## BUSINESS RATES

Business rates included in licence fee.





## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

For further information, please contact the sole agents at CSquared.

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