



CSquared

TO LET

Building A, The Old Sidings
Corsham Road, Chippenham

Carter Jonas





TO LET

Prime Office Building

- ◆ Established Business Location – 24-Hour Access
- ◆ Air-conditioning and good levels of natural light
- ◆ Shower facilities
- ◆ Level access and capable of being reconfigured to suit occupier's requirements
- ◆ 24 dedicated car parking spaces
- ◆ Available to let on a conventional leasehold basis
- ◆ Roadside signage

DESCRIPTION

Approximately 611 sq m / 6,574 sq ft of ground floor office accommodation, most recently used as the Head Office of Stonegate Farmers Ltd.

Comprises a mixture of open-plan and smaller offices/meeting rooms, benefiting from good levels of natural light and air-conditioning. The remainder of the space provides server room, kitchen area, gym and WC and shower facilities.

Externally, there are 24 dedicated car parking spaces, in an attractively landscaped rural setting.

Consideration will be given to subdivision of the space.

Building A, The Old Sidings, Corsham Road, Chippenham



LOCATION – SN15 2LZ

The property forms part of The Old Sidings Estate, on the Corsham Road, just off the A350 and is <2.5 miles east of Corsham, <4 miles south of Chippenham and <4.5 miles north of Melksham.

There is easy access to Junction 17 of the M4 motorway, which in itself allows speedy travel to London or west to Bath and Bristol. Chippenham railway station is also on the main Paddington line with frequent services to London (approximately 75 minutes).

ACCOMMODATION

Net Useable	604 Sq M	6,499 Sq M
Limited Use	7 Sq Ft	75 Sq Ft
IPMS 3 Area	611 Sq. M	6,574 Sq. Ft

All figures taken in accordance with the RICS Property Measurement, 2nd Edition

RENTAL TERMS

Available to let on a conventional full repairing and insuring 5-year lease at an initial rent of £52,500 per annum, exclusive.





SERVICE CHARGE

Part of a multi-occupied estate and therefore tenants will be required to contribute towards the repairs and maintenance of the entrance, lighting and security. Further details available upon request.

PLANNING

We understand the property currently has consent for B1(a) office uses. The property may be suitable for other uses, subject to obtaining necessary planning consents.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

BUSINESS RATES

According to the Valuation Office Agency, the office currently forms part of a larger hereditament and will therefore need to be re-assessed once let. Business rates are to be the tenant's responsibility.

LEGAL COSTS

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

FOR FURTHER INFORMATION

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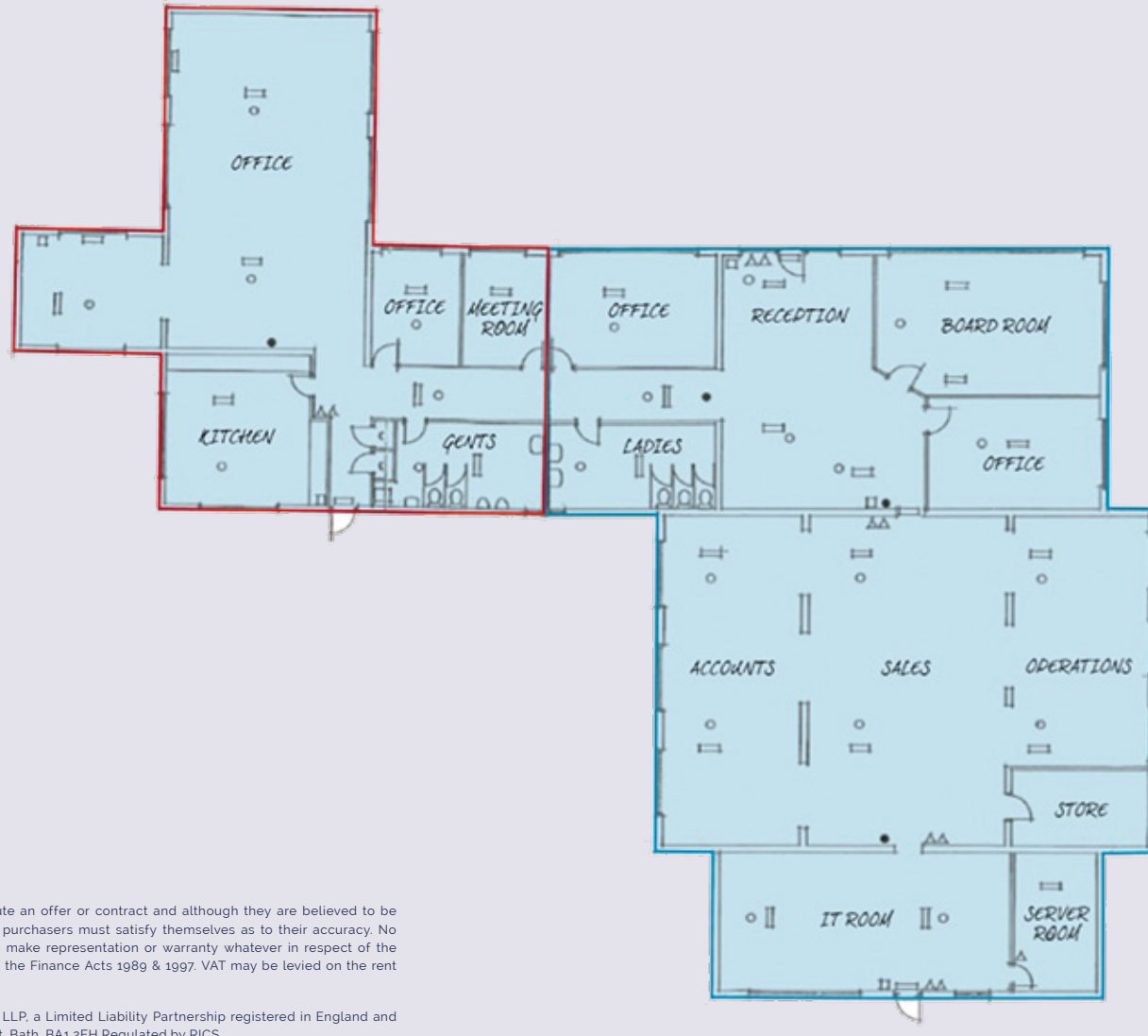
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FLOORPLAN



Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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