

UNIT 6, PRINCE MAURICE HOUSE, CAVALIER COURT, BUMPERS WAY,  
CHIPPENHAM SN14 6LH



## Ground Floor Office Suite

- Recently decorated
- New lease available
- Parking onsite
- Available Immediately

**TO LET**  
**£8,950 PA**

## Location and Description

Chippenham is a popular market town and benefits from a mainline railway station and access to the M4 via Junction 17. The A4 passes through the town leading from Bath in the west to Marlborough in the east. The A350 runs to the south towards Melksham, Trowbridge and Westbury whilst the larger conurbations of Bristol and Swindon are within easy reach.

The property is located within Cavalier Court; a development forming part of the Bumpers Farm Industrial Estate, being Chippenham's main commercial employment area.

This unit has availability on the ground floor only, and offers a well-presented flexible office suite which is currently open plan, with a partitioned kitchen area to the rear. The office benefits from integrated LED lighting panels throughout together with a gas fired boiler (providing heating and hot water) and separate WC's. Externally there are three parking spaces.



## Accommodation

The property has been measured in accordance with International Property Measuring Standards (IPMS) 2 - Office\* and offer the following levels of accommodation:

Area (IPMS 2- Office)	Sq. ft	Sq. m
Ground Floor	769	71.44
<b>TOTAL</b>	<b>769</b>	<b>71.44</b>

\* All measurements approximate.

## Tenure and Rental

The property is available by way of an effective full repairing and insuring lease on terms to be agreed. Please contact the agent for further information in this regard.

A service charge is payable in respect of buildings insurance, maintenance of the common parts, as well as external parts of Cavalier Court (landscaping etc.). This is estimated to be in the region of £2,000 + VAT per annum.



## Legal Costs

Each party will be responsible for their own costs incurred in any proposed transaction.

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). We understand that the property is elected for VAT and therefore VAT will be payable on charges due.

## Energy Performance Certificate

'C' - G4. The associated report can be provided by the agent upon request.

## Services

The unit benefits from mains gas, electricity and water. Hunter French Commercial have not tested any of the services supplied and recommend that interested parties satisfy themselves that they meet their requirements and current regulations.

## Planning

We have been advised that the property has an existing use Class 'E' (commercial). We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council.

## Viewing

Strictly by appointment through the Sole Agents, Hunter French Commercial. T: 01249 715775 E: commercial@hunterfrench.co.uk