

hunter french

COMMERCIAL

First Floor, Absol House,
Ivy Lane, Chippenham, Wiltshire SN15 1SB



TO LET

Office

FROM
£1,350 PCM

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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 Old Laundry (formerly known as Ivy Road Industrial Estate) is in a prominent raised location very close to the A4 and overlooking the main route into the town centre from the north and also one of the town centre car parks. There is easy pedestrian access to the town centre and railway station.

Absol House is a purpose built office building forming part of a small estate of similar business premises close to Chippenham town centre. The property provides flexible office space with the benefit of air conditioning, a kitchenette and separate meeting rooms/offices. There is allocated car parking along with ample visitor car parking on site.

Accommodation

The units on site have been measured in accordance with International Property Measuring Standards (IPMS) 2 – Office*.

Area (IPMS 2- Office)	Sq. ft	Sq. m
First Floor	995	92.4

* All measurements approximate.

Tenure and Rental

The unit is available by way of a effective full repairing and insuring lease on terms to be negotiated. There is a service charge payable of £450 per annum to cover water rates, buildings insurance and general maintenance.

Legal Costs

Each party will be responsible for their own legal and administrative costs arising from any proposed transaction.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand that the property is elected for VAT and therefore VAT will be payable on the rent and associated charges.

Energy Performance Certificate

'B' – 36

Services

Mains electricity and water is connected to the unit. Hunter French Commercial have not tested any of the services supplied and recommends that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.



Planning

We have been advised that the property has an existing Class E of the Use Classes (Amendment) Order 2005. We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council:

Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER.
Tel: 01249 706111

Viewing

Strictly by appointment through the Sale Agents, Hunter French Commercial.

T: 01249 715775

Email: commercial@hunterfrench.co.uk