



TO LET
GROUND FLOOR OFFICE SUITE
5,189 SQ FT (482.1 SQ M)



- 15 on-site parking spaces
- High quality fit-out already in place

LOCATION

Chippenham is an attractive and historic market town, strategically located 20 miles east of Bristol, 12 miles north east of Bath, 20 miles west of Swindon and 110 miles west of London. It is located on the M4 Motorway and the town centre is 4 miles south of Junction 17. The town is on the main railway line between London Paddington and the West Country, with a journey time to London of 1 hour 15 minutes.

Methuen Park is an established business park situated approximately 1 mile to the west of the town centre, and 5 miles from Junction 17 of the M4. Local amenities include Bath Road Retail Park with Costa Coffee, Next, TK Maxx, and M&S Foodhall, with a Sainsbury's superstore and McDonalds drive-through also close by.

DESCRIPTION

Methuen South comprises 6 high quality office buildings arranged in 3 semi-detached blocks in a landscaped setting with on-site car parking.

Building B1 comprises a modern self-contained office building with brick and profile clad elevations, arranged on ground and first floors. The available suite comprises the whole ground floor and benefits from the following amenities;

- Full access raised floor
- Comfort cooling
- Gas fired central heating
- Suspended ceilings with inset LED lighting
- High quality fit out in place
- Male, female and disabled WC facilities and showers

ACCOMMODATION

FLOOR	SQ FT	SQ M	PARKING
Ground	5,189	482.1	15

TENURE

The suite is available on the basis of a new effectively FRI lease for a period to be agreed.

RENTAL

Details available on request.

EPC

Band C – 72.

BUSINESS RATES

The suite is assessed for Business Rates purposes as follows: - Ground Floor: Rateable Value £72,500



VAT

The rent and other outgoings are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION/VIEWING

For further information, or an appointment to view, please contact the sole agents.

