



## Bewley House

### Ground Floor West Wing

The contemporary ground floor west wing suite offers businesses the space to grow in a carbon neutral building located in central Chippenham.



### **Specification**

The ground floor west wing suite offers contemporary, fully carpeted open-plan office space and includes LED lighting and an integral kitchenette.

3 allocated car parking spaces in the gated car park with EV charge points.

Easily accessible and secure storage cages are available in the basement of the building, ideal for maximising office space functionality.

Covered bike storage and dedicated shower block on-site, with lockers, changing rooms and WC's.

### **How to get here**

Bewley House benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive.

Chippenham train station is a only few minutes walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour.

The Paddington Elizabeth Line station provides swift connections with a journey time of 17 minutes to Canary Wharf.

Cycle routes lead directly to the building.

### **Sustainability**

The building is carbon neutral and incorporates many energy saving measures and environmental control systems such as energy efficient lighting, high performance window film and a new heating system with remote monitoring.

Remaining carbon emissions are currently offset with a carbon capture project, the Orinoco reforestation project in Columbia.

### **Connectivity**

Excellent digital connectivity with a wide choice of broadband services immediately available, including fibre to property and Infinity Superfast broadband.

## Terms

The office suite is available to rent by way of a new lease with terms structured to individual requirements.

## EPC

The current EPC is band B (34).

## Quoting Rent

£15,000\* per annum, exclusive.

## Service Charge

A service charge will be payable for the maintenance of the building's common parts, landscaping and services.

## Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £11,750.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

\*Pricing indicative for typical lease length.





### Viewings

For further information, or to arrange a viewing, please contact the agents.

### **///what3words**

Front Entrance  
///friday.signs.gravitate

Car Park  
///workflow.saves.headrest



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