

turnhouse
hpike

Methuen Park

Chippenham SN14 0GF



TO LET / FOR SALE

High Quality Offices in Prime Business Location - 4,113 - 8,241 sq ft (382 - 765 sq m)

SUMMERFIELD
COMMERCIAL 

M4/J17
5.5 miles

Chippenham Town
Centre 2 miles

Sainsbury's



TKmaxx

NEXT

M&S

FOODHALL

PETROL
FILLING
STATION

KFC



A4 Bath Road



REGUS

BECHTLE

BT

WINCANTON

HOLMAN



ASHVILLE COURT

A350

turnpike
huse

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LOCATION

Methuen Park is located on the edge of Chippenham and forms part of its largest commercial area. J17 of the M4 motorway is less than 10 minutes drive to the north and there is excellent access via the A350 to the rest of Wiltshire and the South Coast. Chippenham has a mainline service to London Paddington, and Bristol and Heathrow airports (37 and 86 miles respectively) via the M4.

Methuen Park is an established office location and regarded as Chippenham's premier office park which has attracted major occupiers including Wincanton, Green Square Accord and Bechtle UK. A new Regus centre has recently opened on the Park.

Excellent amenities include an M&S Foodhall, Next, TK Maxx, a drive thru Costa Coffee a drive thru KFC and an Aldi supermarket on site. There is a Sainsbury's supermarket with petrol filling station and a drive thru McDonald's on the other side of Bath Road.



M&S Foodhall / Costa / Aldi <5 mins

Hilltop Park <5 mins

Bus Stops <5 mins

Bath 12 miles



Swindon 22 miles

Bristol 28 miles

London 95 miles



Bath 10 mins

Swindon 12 mins

Bristol 24 mins

London 1hr 3 mins

TRAVEL TIMES

M4 - J17 5.5 Miles North

A350 1/2 Miles West

Chippenham 2 Miles

Train Station 2.5 Miles







DESCRIPTION

Turnpike House comprises a two storey high quality office building constructed in 2011/12 together with 20 x single car parking spaces, 7 x buddy spaces (ie 14 in total) and 1 disabled space. The building has its own well landscaped external areas and a paved patio area to the rear which is accessed by 2 x double pedestrian doors.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Internally, the premises benefit from:

-  35 car parking spaces
-  Air conditioning
-  LED lighting
-  8 person lift
-  High quality breakout area
-  Boardroom
-  Solar panels
-  Showers
-  Cycle store
-  Full CCTV coverage

The property has been measured in accordance with the RICS Property Measurement Professional Statement (Second Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice and confirm the following areas:

AREA	SQ FT	SQ M
Ground Floor	4,128	383.50
First Floor	4,113	382.10
TOTAL	8,241	765.60

PLANNING

We are verbally advised that the accommodation has planning consent for offices but interested parties should make their own enquiries to the Planning Department at Wiltshire Council tel: 0300 456 0114 or www.wiltshire.gov.uk

BUSINESS RATES

The Valuation Office Agency website lists the property as "offices and premises" with a rateable value of £132,000 with effect from 1 April 2023.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC of B (25).

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

TERMS

The offices are available by way of a new lease direct from the landlord. They can be leased as a whole or on a floor by floor basis at a rental of £18.50 per sq ft per annum exclusive. Alternatively, the building is available to purchase on a freehold basis with vacant possession.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

REFERENCES/RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

ANTI MONEY LAUNDERING

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



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SUMMERFIELD
COMMERCIAL

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC/AK/Hollister HD2597 02/24

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