

WORKSHOP / STORE - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



WORKSHOP / WAREHOUSE UNIT

604 SQ FT
56.18 SQ M

- Immediately available (subject to legals)
- New Lease
- £7,500 pa
- NO VAT

UNIT 13, BUMPERS ENTERPRISE CENTRE, BUMPERS FARM, CHIPPENHAM, SN14 6QA

LOCATION

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.

The Bumpers Enterprise Centre forms part of the major Bumpers Farm Industrial Estate, just off the A350 Chippenham western bypass. The Centre is located on Vincients Road, directly opposite the link road from Bumpers Way.

DESCRIPTION

Unit 13 is a mid-terrace industrial/warehouse unit of steel portal frame construction with block walls and a monopitch insulated roof. The height at the front of the unit is approximately 5m reducing to approximately 3.78m at the rear.

The unit has separate pedestrian and loading access, with the latter being via a steel roller shutter door in the front elevation approximately 3m wide x 3.7m high.

There is a single toilet at the front of the unit.



View from loading door toward rear



View from rear toward loading door

ACCOMMODATION

| | Sq M | Sq Ft |
|------------|-------|-------|
| Gross area | 56.18 | 604 |

Unit depth 9.57m, unit width 5.87m.

CAR PARKING

There is allocated parking immediately in front of the unit.

TERMS

The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, but ideally a minimum of 3 years.

The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£7,500 per annum.

We are informed that the property is not registered for VAT, so no VAT is payable on the rent, unless the unit is used solely for storage purposes.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £6,900.

The Rateable Value is therefore well below the threshold for full Small Business Rate Relief for qualifying occupiers.

SERVICE CHARGE

A small annual service charge is payable as a contribution to the cost of estate landscaping and the annual clearance of the gutters on the unit.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed for an Energy Performance Certificate at 111 in Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/1616-5390-1260-3165-6206>

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or huw@huwthomascommercial.com

Details updated April 2024.

Disclaimer

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