

# SELF CONTAINED OFFICE SUITE WITH PARKING TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



Well presented self  
contained office suite

1,143 Sq Ft  
106.13 Sq M

- Very well presented internally
- 3 parking spaces
- New lease
- £12,000 pa
- NO VAT
- Available August 2024

**1d, CRICKETTS LANE INDUSTRIAL ESTATE, CHIPPENHAM, WILTSHIRE, SN15 3EQ**

## 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.

Cricketts Lane is located off London Road approximately 1 mile east of Chippenham town centre and is a small estate with a mix of industrial and leisure based occupiers.

## DESCRIPTION

Unit 1D comprises a self-contained 2 storey suite situated at the end of a building containing a variety of uses.

The entrance door opens into a bright ground floor reception area with carpet floor covering, heating and lighting. Through the reception area is a well-appointed kitchen with fitted units, sink and drainer, worktop and dishwasher.

Also on the ground floor are male and female toilets.



Ground floor reception area



Ground floor kitchen



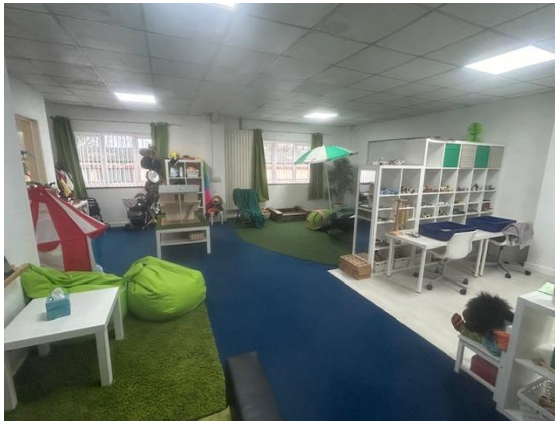
Ground floor reception area

On the first floor are 2 good size offices plus a large open plan office. All the office space has suspended ceilings with integral LED lighting; carpet floor covering; oil fired central heating and double glazed windows with window blinds

Externally there are 3 allocated parking spaces immediately in front of the unit.



First floor partitioned office



First floor open plan office

## ACCOMMODATION

	Sq M	Sq Ft
<b>Ground floor</b>		
Reception	12.70	137
Kitchen	4.29	46
<b>First floor</b>		
Office 1	20.41	220
Office 2	18.42	198
Open plan office	50.31	542
<b>Total net area</b>	<b>106.13</b>	<b>1,143</b>

## TERMS

The unit is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

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

## RENT

£12,000 per annum.

The property is not registered for VAT, so there is NO VAT payable on the rent.

## BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £12,250.

The Rateable Value is therefore within the bracket for qualifying occupiers to claim a discount on rates payable. For further information, we recommend that interested parties contact the Business Rates team at Wiltshire Council on 01249 706290 or [businessrates@wiltshire.gov.uk](mailto:businessrates@wiltshire.gov.uk)

## UTILITIES

The office suite has mains electricity, water; drainage and oil fired central heating.

The unit has its own metered electricity supply.

The cost of oil and water rates is shared with the adjacent unit.

## ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and a copy will be available from the agent once it is registered.

## 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](mailto:huw@huwthomascommercial.com)

Details prepared March 2024.

## Disclaimer

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