

SINGLE ROOM OFFICE – TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



Single room office in
well-managed building

232 Sq Ft
21.56 Sq M

- Town centre location
- Easy walk to railway station
- High speed broadband
- Good natural lighting
- New lease
- £5,550 pa + VAT

ROOM 11, STATION HILL HOUSE, STATION HILL, CHIPPENHAM, WILTSHIRE, SN15 1EQ

LOCATION

Chippenham is a busy and expanding north Wiltshire town, located approximately 4 miles south of Junction 17 of the M4 motorway.

Station Hill House is located at the junction of New Road and Station Hill, in the centre of Chippenham. The property is a 3 minute walk from Chippenham's main line railway station and the High Street, providing all local facilities. Free short term (up to 2 hours) car parking is available on Station Hill, Monkton Hill and Cocklebury Road. All day parking is available for £4 about 5 minutes' walk away, near the railway station.

DESCRIPTION

Station Hill House is a well-managed multi let office building that provides a range of high quality offices available either as single rooms or as suites.

Room 11 is a bright and airy room on the first floor, overlooking Station Hill. The office is carpeted, with modern electric heating and LED lighting.



An entry phone system allows the occupier to liaise with visitors and allow them access into the building.

There is a shared well-fitted kitchen and male & female toilets all on the first floor.

Station Hill House benefits from high speed Broadband connection.

ACCOMMODATION

The room has a net internal floor area of approximately 232 sq ft (21.56 sq m).

TERMS

The room is available on a new lease for a term to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£5,550 per annum to include the following

- Furniture and layout design if required
- Communal kitchen facilities
- Building insurance
- Regular cleaning of communal areas
- High speed Broadband connection (10/10 mbps with scope to increase if required)
- 24/7 Access
- Carbon neutral building
- Facilities management
- Building maintenance
- Waste disposal.

The rent is subject to VAT at the standard rate.

SERVICES

The room has electric heating and LED lighting.

The room is separately metered for electricity which is invoiced by the Landlord.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £2,475.

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

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given an energy rating of 58 within Band B.

A copy of the EPC and Recommendation Report is available from the agents on request.

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

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