

ATTRACTIVE SELF CONTAINED OFFICE BUILDING TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



GROUND & FIRST FLOOR
OFFICES WITH PARKING

2,375 Sq Ft
220.66 Sq M

- Attractive building
- Well-presented offices
- 5 allocated parking spaces
- New lease
- £34,000 per annum + VAT

THE COACH HOUSE, PICKWICK PARK, PARK LANE, CORSHAM, WILTSHIRE, SN13 0HN

LOCATION

Corsham is a popular and expanding north Wiltshire town, located on the A4 approximately 9 miles east of Bath and 4 miles west of Chippenham.

Pickwick Park is a courtyard style development providing a range of office suites. The site is immediately adjacent to the main A4 road providing quick access to both Bath and Chippenham and their respective Junctions 18 and 17 of the M4 motorway.

The Coach House is at the rear of the site with frontage to the main A4.

DESCRIPTION

The Coach House is an attractive building of stone and block construction under a stone tile pitched roof.

Outside the front door is a block paved area with 6 bicycle storage racks and space for external seating.



Main entrance door with external bicycle racks and external seating area

A upvc double glazed entrance door leads into a lobby area with a disabled person toilet to one side.

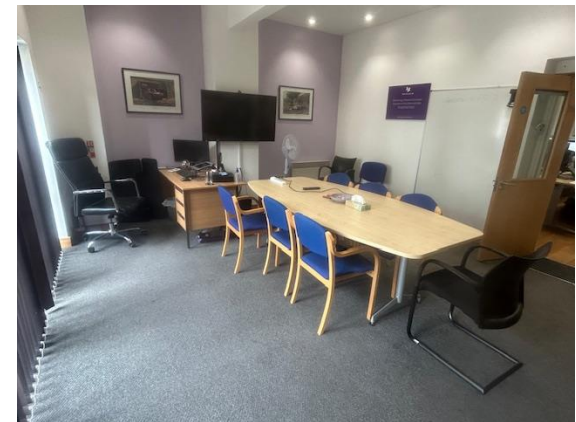
The lobby leads through to a further lobby area with a spiral staircase to the first floor and doorway leading to the ground floor office space.

The main office area on the ground floor is open plan with a wooden floor, electric heating and LED tube lighting.



Ground floor open plan office

At one end of the open plan area is a doorway to a meeting room with carpet floor covering, recessed spotlights, electric heating, upvc double glazed windows with internal window blinds.



Ground floor meeting room

Also on the ground floor is a small single person office, a kitchen area and a single toilet.

The kitchen area is well fitted with laminate flooring, worktops, sink & drainer and space for a fridge.



Ground floor kitchen area



The first floor is accessed via a steel and wood spiral staircase, with attractive feature window.



The main first floor area provides open plan office space under an attractive A-frame roof structure.

The space has a wooden floor, upvc double glazed windows with internal window blinds, electric heating and lighting via a central uplighter bar.



First floor open plan office space

At one end is a kitchen area plus 2 toilets. The kitchen area has a worktop with sink & drainer and cupboards and drawers underneath.



First floor kitchen area

At the opposite end of the first floor is a further office with carpet floor covering, recessed spot lights, electric heating and upvc double glazed windows.



First floor partitioned office

ACCOMMODATION

	Sq M	Sq Ft
Ground floor		
Main office	75.24	810
Meeting room	25.21	271
Small office	4.54	49
Kitchen	5.91	64
First floor		
Main office	83.42	898
Office	26.33	283
Total area	220.66	2,375

PARKING

There are 5 allocated parking spaces provided with the Coach House, including one suitable for disabled person access.

TERMS

The Coach House is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

The Landlord is prepared to give consideration to the building being let on a floor by floor basis.

RENT

£34,000 per annum exclusive of VAT

We are informed that VAT at the standard rate is payable on the rent.

BUSINESS RATES

The Valuation Office Agency website lists the ground and first floors of the property as having separate Rateable Values as below –

Floor	Rateable Value
Ground	£13,000
First	£13,000

SERVICE CHARGE

A small service charge is payable toward the maintenance of the common parts of Pickwick Park.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 43 in Band B.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0499-8006-7134-6416-3306>

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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Details prepared May 2024.



Frontage to the A4

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