

# the HUB.

1

BUMPERS FARM INDUSTRIAL ESTATE  
BUMPERS WAY | CHIPPENHAM | SN14 6NF



Industrial/Warehouse Building



Secure fenced and gated yard



Plentiful car and lorry parking



Office space with lift access



Prominent established location

TO LET 44,109 SQ FT (4,098 SQ M)



# ESTABLISHED LOCATION

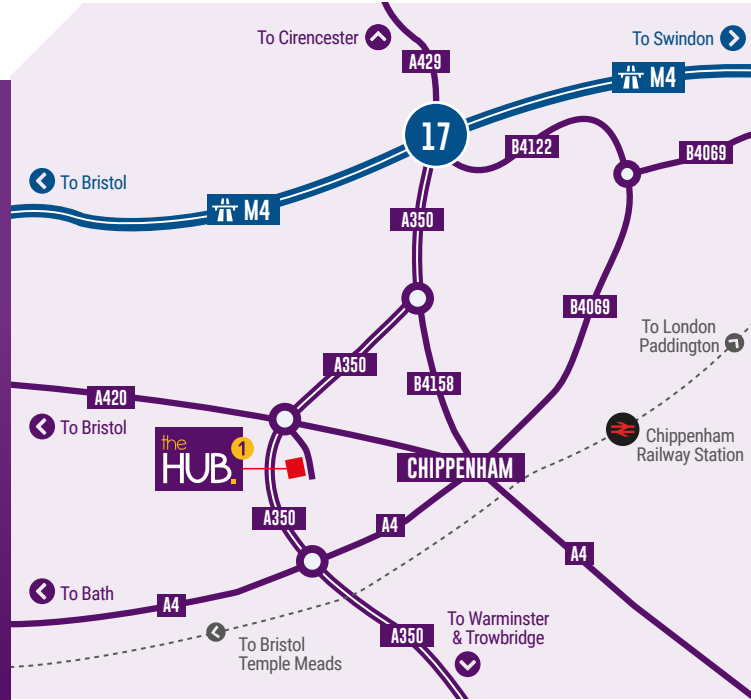
The Hub 1 forms one half of a larger facility located on Bumpers Way close to the front of the established Bumpers Farm Industrial Estate in Chippenham.

This is the main employment zone for Chippenham and is situated just 1.5 miles to the north west of the Town Centre.

Junction 17 of the M4 national motorway network is approximately 4 miles to the north accessed directly via the A350 dual carriageway. Bristol is approximately 27 miles to the west and Swindon is 20 miles to the east.

Bumpers Farm offers a wide range of industrial, trade counter, retail and office occupiers including Wickes, Pets at Home, B&M Stores, Vectura, Meyer Timber, Huber Technology, Euro Car Parts, Woods Valldata, Chippenham Motor Company, Toolstation, Howdens, City Plumbing Supplies, and Screwfix.

Lidl, Morrisons and Sainsburys supermarkets are all situated close by.



# THE HUB <sup>1</sup> BUMPERS WAY

The Hub was fully refurbished in 2015 to include a new roof, new double glazed windows, new sanitaryware and lighting as well as being decorated throughout. It will be redecorated following the current occupier's departure to larger premises.

The main warehouse area provides two clear span bays of storage accommodation offering 5.3m height to eaves and 7m at the midpoint. Two loading doors to the side elevation service the concreted yard area where currently a temporary external storage structure is in situ but will be removed prior to the premises being leased.

There is two storey ancillary accommodation to the front of the building which is suitable for additional small item storage, display areas, offices and staff welfare facilities. Male and female wc facilities as well as a kitchenette area are provided and a passenger lift serves the first floor.

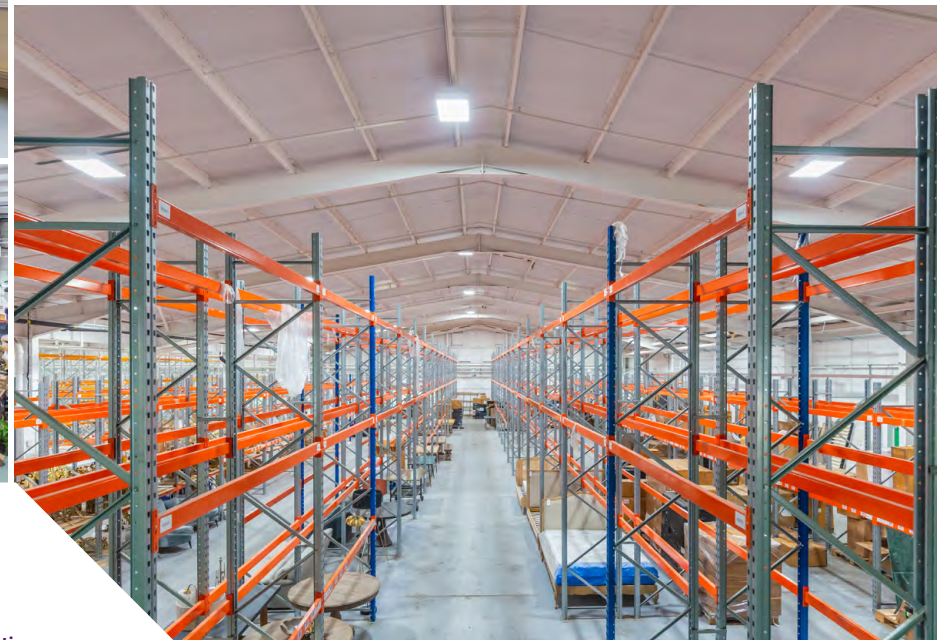
There is plentiful car and lorry parking to the front of the premises and the main access way is a one-way system shared with Hub 2.



Temporary structure to be removed.



Temporary structure to be removed.



Maximum 7m  
internal height



Two ground level  
loading doors



Secure fenced  
and gated yard



Plentiful car  
and lorry parking



Offices with  
lift access



Prominent  
established location

# SPACIOUS ACCOMMODATION

The Premises have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice and provide the following areas:

GROUND FLOOR	SQ FT	SQ M
Warehouse/Workshop	37,831	3,514
Storage, Offices and Welfare	3,139	292
FIRST FLOOR		
Offices/Showroom	3,139	292
<b>TOTAL</b>	<b>44,109</b>	<b>4,098</b>



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BUMPERS FARM INDUSTRIAL ESTATE  
BUMPERS WAY | CHIPPENHAM | SN14 6NF

TO LET  
44,109 SQ FT  
(4,098 SQ M)

**TERMS** The premises will be available by way of a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed from January 2024 or earlier by negotiation.

**RENT** £345,000 per annum exclusive of Business Rates, Service Charge, Building Insurance and VAT.

**BUSINESS RATES** The premises are described by the Valuation Office as "Factory and premises" with a Rateable Value of £277,500 effective from 1 April 2023.

**PLANNING** The premises are understood to have a planning consent for Classes B1 (light industrial) and Class B8 (storage & distribution). Class B1 has been superseded by Class E (commercial, business and service). Interested parties should make their own investigations via the Local Authority, Wiltshire Council 0300 456 0114 developmentmanagement@wiltshire.gov.uk

**SERVICES** All main services including gas, single and three phase electricity, water and drainage are connected to the premises but we confirm they have not been tested and any interested party should satisfy themselves as to the state and condition of such items.

**ENERGY PERFORMANCE CERTIFICATE** The premises have an EPC of Band C (62). A copy of the Certificate is available on request.

**LEGAL COSTS** Each party to bear their own legal and professional costs involved in any transaction.

**VAT** Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent.

**ANTI MONEY LAUNDERING** In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the prospective Tenant prior to the instruction of solicitors.

**FURTHER INFORMATION** To arrange an internal inspection or to request further information, please contact the joint sole Agents.

**Huw Thomas**  
07970 494369  
huw@huwthomascommercial.com

**James Gregory**  
07917 188006  
jgregory@alderking.com



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