

BEWLEY HOUSE

MARSHFIELD ROAD, CHIPPENHAM SN15 1JW

Ground floor, flexible open plan naturally ventilated space



- ✓ Approximately 4,600 sq. ft.
- ✓ Prominent location in central Chippenham
- ✓ Excellent digital connectivity
- ✓ Easy access to bus and rail services
- ✓ Covid-19 measures introduced on site
- ✓ Potential for independent access
- ✓ Natural ventilation
- ✓ Secure parking
- ✓ New LED lighting

DESCRIPTION AND AVAILABILITY

- LED energy efficient lighting and intelligent lighting in stairwells
- Advanced glass treatment
- Electric vehicle charging points
- New efficient heating system with remote monitoring and access
- Excellent digital connectivity with a wide choice of broadband services available including fibre to property and Infinity Superfast broadband
- Showers and changing rooms, cycle storage and a new basement gym
- Potential for subdivision
- Secure basement storage areas can be provided by way of separate negotiation.
- Covid-19 measures have been introduced on site and the building is naturally ventilated
- Car parking spaces in a secure on site car park, accessed by remote controlled gates

GROUND FLOOR

The ground floor (approximately 4,600 sq. ft.) has been fitted out to a high standard.



LOCATION

Bewley House is located in a prominent position in central Chippenham. It is an 8 minute walk from the railway station and a 5 minute walk to the town's shopping area.

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Chippenham has a vibrant town centre with a lot to offer, including beautiful green space at John Coles Park and Monkton Park. The town has a large shopping area and various retail parks which are home to an array of high street chains, coffee outlets, restaurants and public houses.

Bewley House has easy access to the M4 with Bristol, Swindon and Bath all within a 30 minute drive. Chippenham Railway Station is just a 5 minute drive away and the train journey time to London Paddington is a little under an hour.



Terms

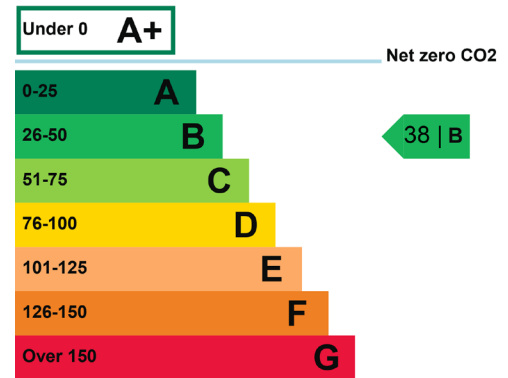
Space is available to let with lease terms structured to individual requirements.

Service Charge

A service charge will be payable for the maintenance of the building's common parts, landscaping and services.

EPC

The current EPC is band B (38)



Properties are given a rating from A+ (most efficient) to G (least efficient).

Business Rates

The Valuation Office Agency website describes the ground floor as "Offices and Premises" with a rateable value of £47,750.

A change in occupation may trigger an adjustment for the rating assessment.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please call or email.

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