

TO LET

PART SECOND FLOOR, PEW HILL HOUSE, PEW HILL, CHIPPENHAM, SN15 1DN



118 – 820 sq ft (8 – 76 sq m)

Attractive period office building

Flexible office space

Excellent car parking (1:198 sq ft)

Grade II listed building

Good access to J17 M4 Motorway and A350

Landscaped grounds

Period features

Smethurst Property Consultants

Mayfair House

Tetbury Hill Gardens

Malmesbury SN16 9JP

enquiries@smethurstpropertyconsultants.co.uk

www.smethurstpropertyconsultants.co.uk

01793 847 470

LOCATION

Chippenham is a busy and popular market town with an extensive and affluent local catchment area. The town enjoys good communication links with a mainline railway station offering a frequent direct service to London Paddington and access to the M4 motorway at Junction 17. The A4 passes through the town leading from Bath in the west to Marlborough in the east and the A350 runs to the south towards Melksham, Trowbridge and Westbury. The larger conurbations of Bristol and Swindon are within easy reach.

Pew Hill House is conveniently located approximately 1 mile from the town centre, on the northern edge of Chippenham.

DESCRIPTION

This substantial Grade II Listed Victorian property has been thoughtfully converted and is now used to provide a range of office accommodation.

The 3 second floor offices provide a range of space and are available individually or as a whole with the option of a further storage room. All offices are fitted with ample power points, telephone lines and Ethernet points throughout.

Pew Hill House benefits from an excellent car parking ratio of 1:198 sq ft

ACCOMODATION

The property has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice and provides the following approximate area:

Office 1	239 sq ft	22 sq m
Office 2	381 sq ft	35 sq m
Office 3	118 sq ft	11 sq m
Store Room	82 sq ft	8 sq m
Total	820 sq ft	76 sq m

TERMS

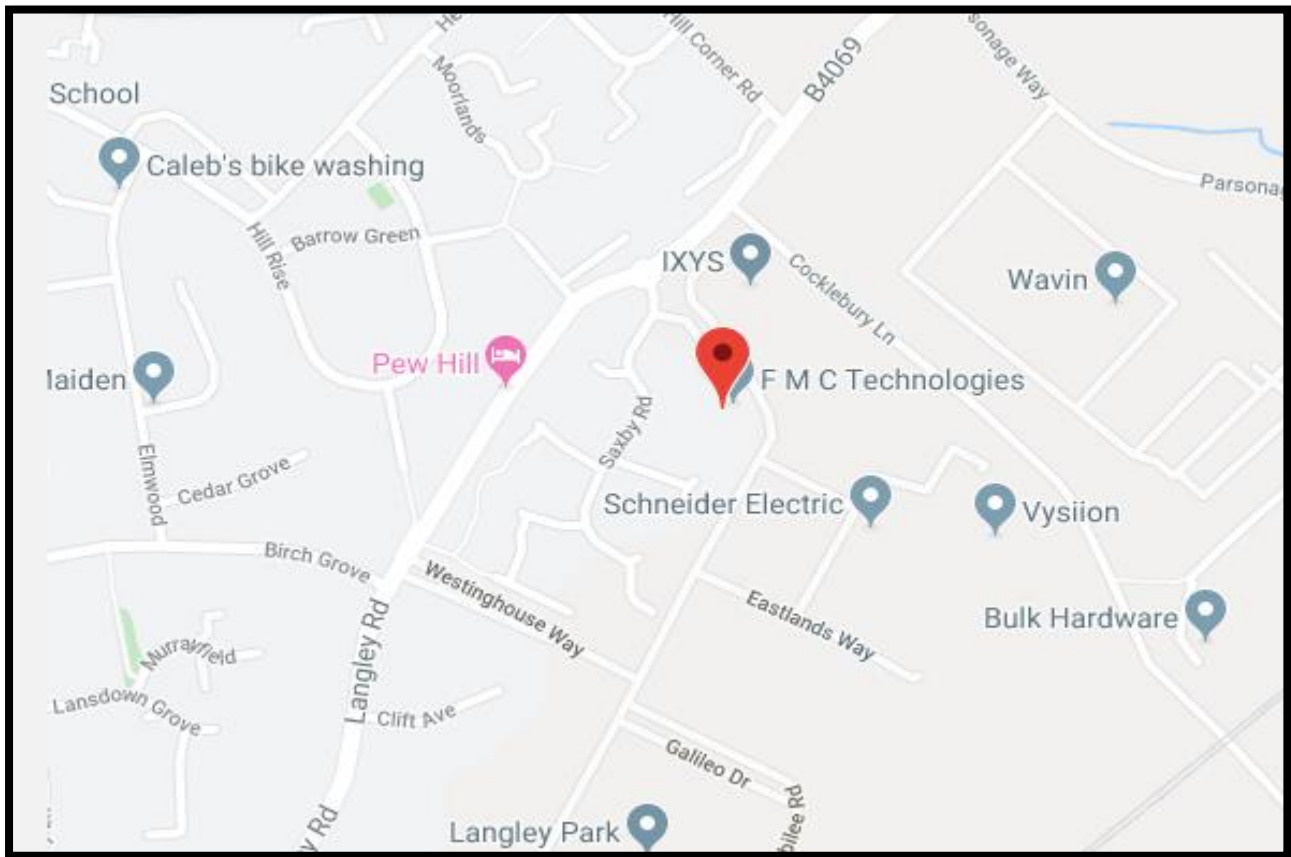
The office are available as a whole or individually for a term of years to be agreed at an initial rent of £18,000 per annum on an all-inclusive basis. We are informed that the property is not elected for VAT.

BUSINESS RATES

The ratable value is understood to be £6,000 per annum (Ref 335094) although interested parties are advised to make their own enquiries of the valuation office.

Important: Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

LOCATION PLAN



VIEWING

Viewing and further information is strictly by prior appointment through the agent;

Contact: Daniel Smethurst MRICS
Tel: 01793 847470
E Mail: daniel@smethprop.co.uk

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