



GREENWAYS

BUSINESS PARK

SPACE TO GROW

100,000 SQ FT OFFICE CAMPUS SET IN 11 ACRES OF PARKLAND

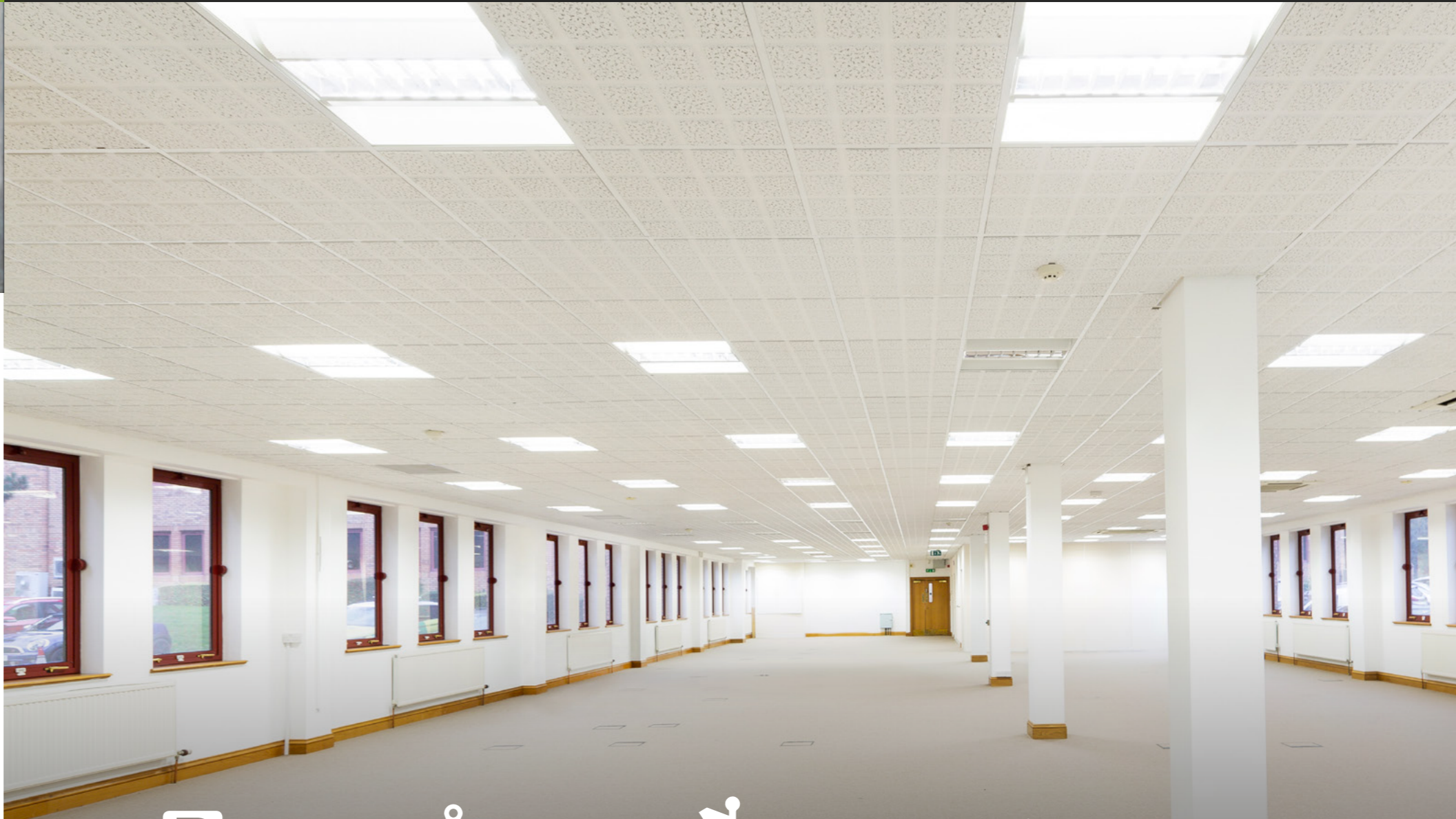
CHIPPENHAM / WILTSHIRE / SN15 1BN



GREENWAYS

BUSINESS PARK

ABOUT



SPACE TO ENJOY

ABOUT GREENWAYS BUSINESS PARK

Greenways Business Park is set within 11 acres of landscaped parkland in Chippenham, offering a wonderful environment in which to work and grow a business.

The buildings have been constructed in an attractive brick built style and combines a landscaped parkland setting with over 100,000 square feet of flexible office accommodation.



MANAGED CAR PARKING



3 MILES FROM J17 OF M4



5 MINS DRIVE FROM TOWN CENTRE



SUPERB WORKING ENVIRONMENT



1 HOUR 10 MINS TO PADDINGTON



GREENWAYS

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LOCATION



SPACE TO THRIVE

LOCATION IS EVERYTHING AT GREENWAYS BUSINESS PARK

Chippenham is a historic market town and is one of Wiltshire's most popular and growing towns. Nestled on the banks of the River Avon and a little over an hour's journey from central London, Chippenham offers an ideal centre for both work and recreation in rural Wiltshire.

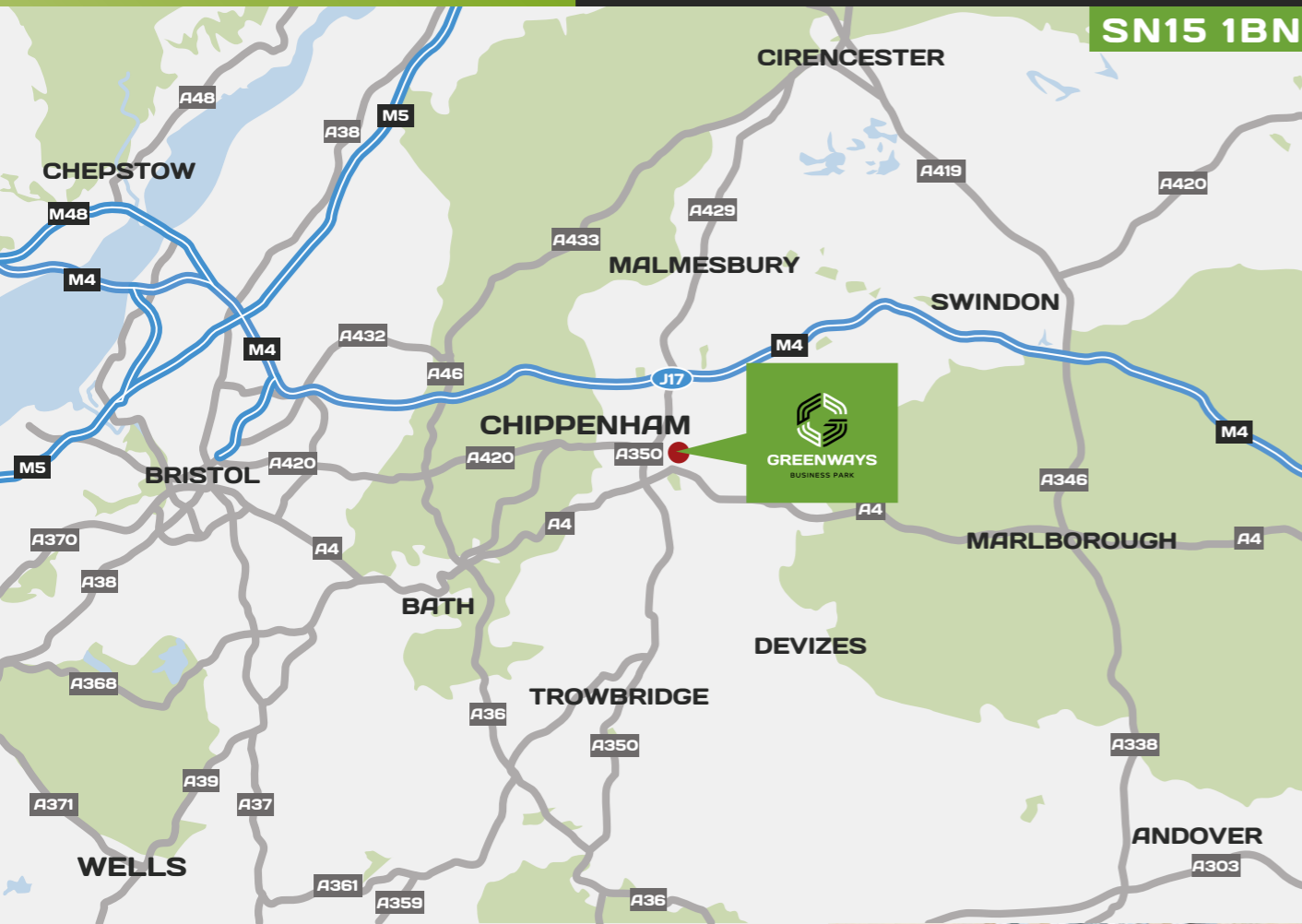
Chippenham is home to some major occupiers including Good Energy, Expolink, Capita, Herman Miller, Virgin Healthcare, and National Milk Records.



GREENWAYS

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TRAVEL



SPACE TO EXPLORE

TRAVEL CONNECTIONS TO AND FROM GREENWAYS BUSINESS PARK

Chippenham is situated between Swindon and Bristol on the M4 motorway, just 3 miles south of Junction 17. Greenways Business Park offers great access to the town centre via the Malmesbury Road linking directly to the A350 and also to the Wiltshire countryside.

TIMINGS

By Train:

Bristol	33 mins
Bath	14 mins
Swindon	14 mins
London	1 hr 18 mins

By Road:

M4 Motorway	3 miles
Bath	15.2 miles
Bristol	25.4 miles
Swindon	18.7 miles





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AVAILABILITY



AVAILABILITY AT GREENWAYS BUSINESS PARK

The available accommodation has the following approximate total net internal floor areas.

Available Floor/Suite	sq ft	sq m	Car parking
Unit 2:			
Ground Floor	2,300	213.7	10 spaces
Total	2,300	213.7	10 spaces
Unit 4:			
Ground Floor	4,502	790.9	15 spaces
Second Floor	11,541	1,072.2	35 spaces
Total	16,043	1,863.1	50 spaces
Unit 7 (UNDER REFURBISHMENT):			
Ground Floor	6,527	606.4	22 spaces
First Floor	6,607	613.8	22 spaces
Second Floor	8,072	749.9	27 spaces
Total	21,206	1,970.1	71 spaces

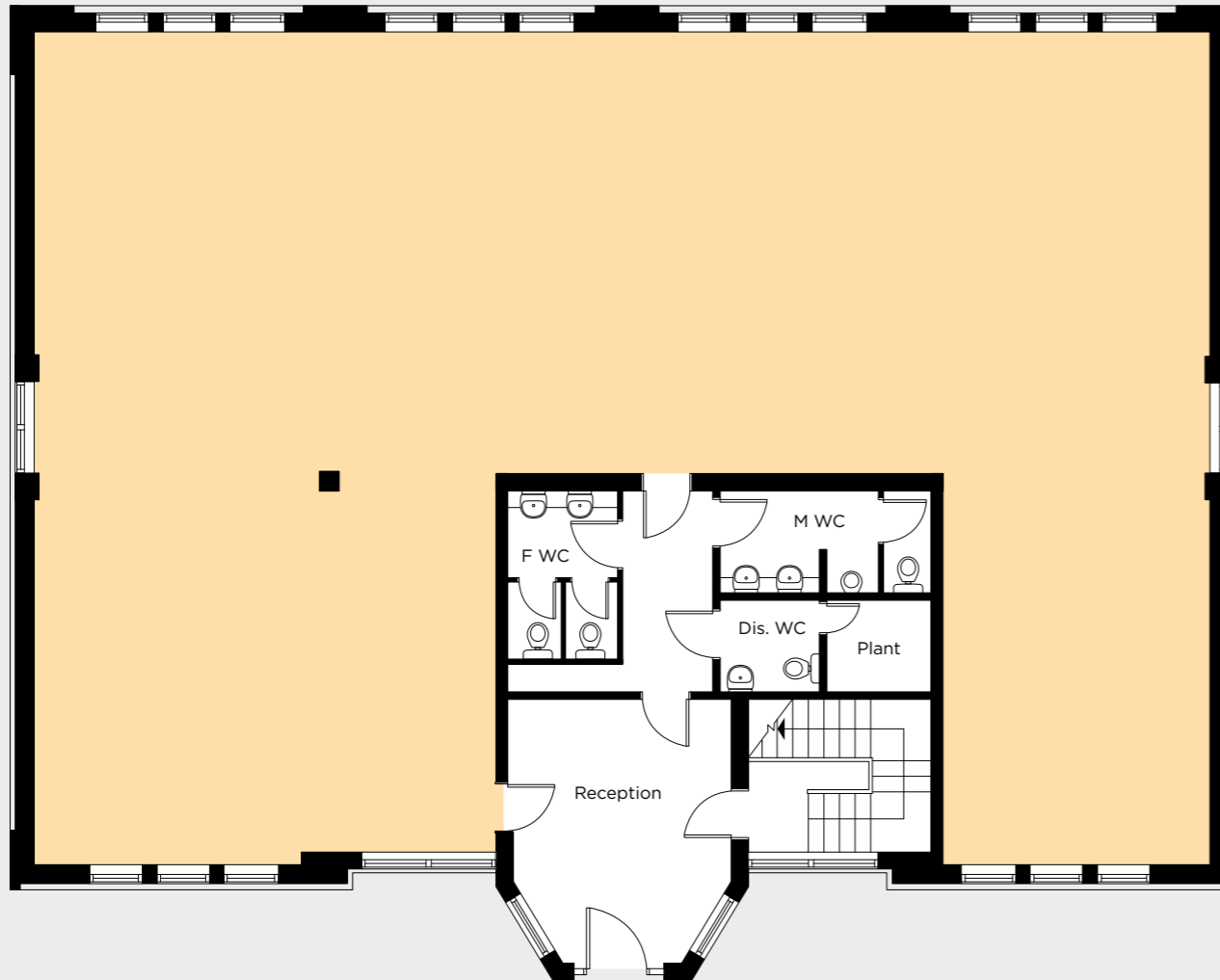




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AVAILABILITY

UNIT 2



UNIT 2

Unit 2 offers a newly refurbished ground floor office suite ready for immediate occupation. The office benefits from the following specification:

- Comfort cooling / heating
- Raised access floor with new carpet throughout
- Suspended ceiling with integral lighting
- Dedicated WC facilities
- Onsite park manager.

EPC

Rating C (73)

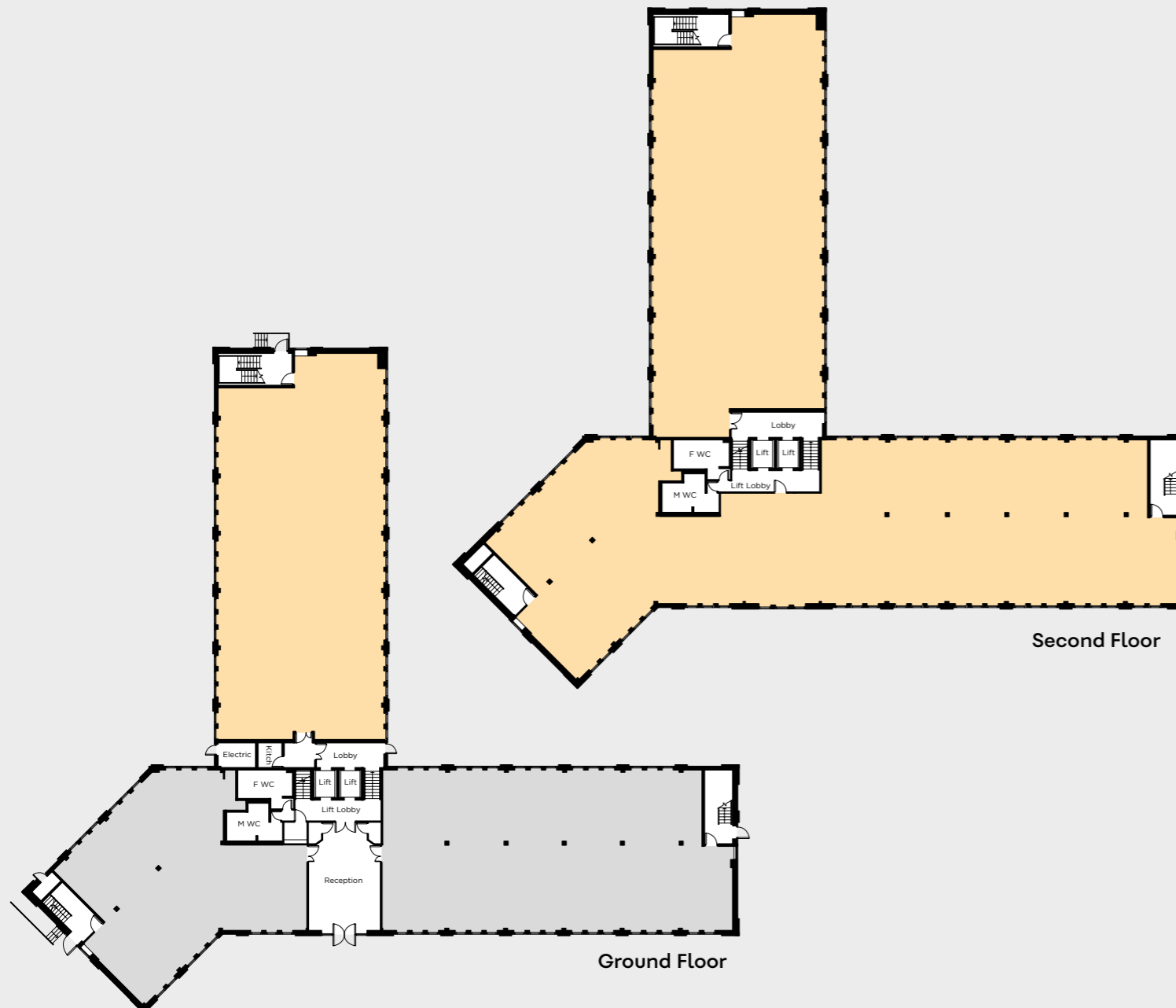


Unit 2	sq ft	sq m	parking
Ground Floor	2,300	213.7	10 spaces



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AVAILABILITY
UNIT 4



UNIT 4

Unit 4 provides flexible office accommodation ready for immediate occupation. The office benefits from the following specification:

- Gas fired central heating
- Raised access floor
- Suspended ceiling with integral lighting
- The ground floor benefits from a fitted kitchen and meeting rooms
- WC and shower facilities
- Onsite park manager located within the building.

EPC

Rating C (60)



Unit 4	sq ft	sq m	parking
Ground Floor	4,502	790.9	15 spaces
Second Floor	11,541	1,072.2	35 spaces
Total	16,043	1863.1	50 spaces



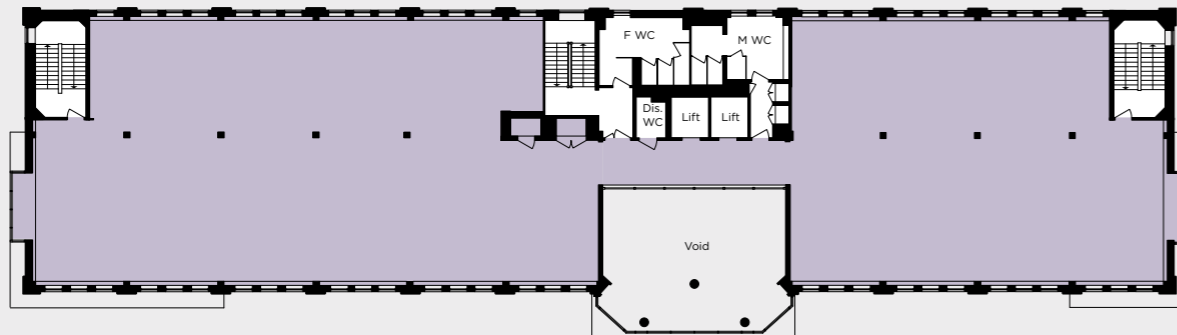
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AVAILABILITY

UNIT 7



Ground Floor



First Floor



Second Floor

UNIT 7

Unit 7 offers over 21,206 sq ft of office accommodation over three floors. The offices are due to be refurbished and will benefit from the following specification:

- Gas fired central heating
- Raised access floor with new carpeting throughout
- Suspended ceiling with new LED lighting
- Comfort cooling
- WC and shower facilities
- Onsite park manager.

EPC

Available upon request.

Unit 7	sq ft	sq m	parking
Ground Floor	6,527	606.4	22 spaces
First Floor	6,607	613.8	22 spaces
Second Floor	8,072	749.9	27 spaces
Total	21,206	1970.1	71 spaces



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[GALLERY](#)



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CONTACT

TENURE

The available accommodation are available on new effective full repairing and insuring lease, by way of a service charge, on terms to be agreed.

RENT

Upon application.

RATES

Please verify the actual rates payable with the local authority.

VIEWING

For further information or to arrange an inspection, please contact the below.



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Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Designed by Moose Studios Ltd 0117 950 8445. August 2020.