



TO LET

- 502ft² of high quality office space
- Ample private parking
- Close to Chippenham & Devizes
- Tranquil setting
- Rural based office

The Pavillion

100 Beck House, Chittoe, Chippenham,
Wiltshire, SN15 2EL

£10,000 per annum

An office premises set within a rural location providing high quality accommodation throughout, offering a peaceful setting, open plan workspace and ample private parking. Set between the towns of Chippenham and Devizes.

DESCRIPTION

The Office is surrounded by landscaped garden and set in a tranquil/picturesque location. Internally the property comprises of one singular open plan office, a storage cupboard along with a WC and kitchen. The property internally and externally is maintained to a high standard and offers an extremely pleasant setting to any prospective tenant, benefitting from ample private parking and a quiet, rural yet accessible setting.

The office in all extends to approximately:

Office – 397.05 ft²
 Kitchen – 42.3ft²
 Storage – 44.81ft²
 Lobby Area – 18ft²

This Net Area is not inclusive of the welfare amenities withinside the office.

LOCATION

The property is situated within the heart of the rural village of Chittoe on the boundary of Spye Park. Accessed via Chittoe Heath from the A342. The property benefits from good access connections once at the main road. With close amenity centres being Chippenham (5 Miles) and or Devizes (4 Miles).

RENT & OUTGOINGS

£833.33 per calendar month payable monthly in advance.
 Shared water supply charged at £10 PCM in addition to the rent.

The tenant will be required to pay a service charge being a fair proportion of costs relating to the general management of the site to include gardening, grass cutting, maintenance of roadways and pathways, sewage treatment works.

The tenant will be responsible for all outgoing including but not limited to business rates, water, septic tank, electricity, and service charges.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3-5 years with the opportunity of a mutually agreed Break Clause.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoing including but not limited to water, drainage, electric and business rates.

DEPOSIT

A deposit of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

TBC

SETUP FEE

The tenant will contribute £350 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

VIEWING

Strictly by appointment with the Agents: David James, Tel 01453 843 720.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

