



OFFICE TO LET - AVAILABLE MARCH 2025
3,488 – 18,478 SQ FT
(324.0 - 1,716.6 SQ M)

CHIPPENHAM BUSINESS PARK CHIPPENHAM SN15 1BN



GREAT OPPORTUNITY FOR
SINGLE OCCUPANCY DEMISE

SPLIT OPTIONS AVAILABLE
FROM 3,488 SQ FT

MALE, FEMALE AND ACCESSIBLE
TOILETS TO EACH FLOOR

PASSENGER LIFT

AIR-CONDITIONING

OPENABLE WINDOWS

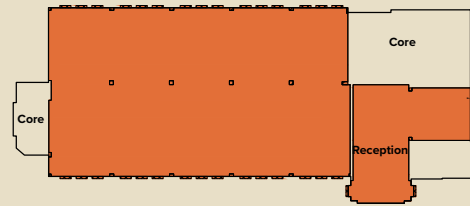
RAISED FLOORS

CAR PARKING AT 1:325 SQ FT

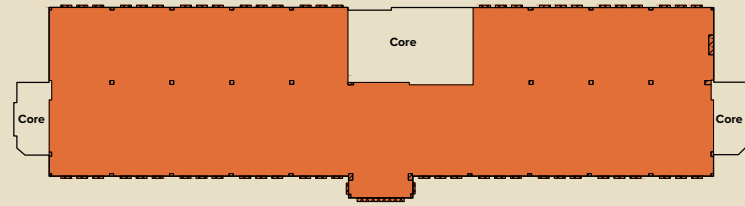
MORE PARKING AVAILABLE
SUBJECT TO SEPARATE
AGREEMENT



BUILDING 6: FLOOR PLANS

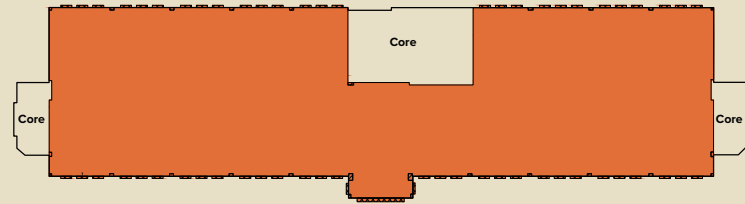


Ground Floor
To let - 4,176 sq ft



First Floor
To let - 7,143 sq ft

Second Floor
To let - 7,159 sq ft

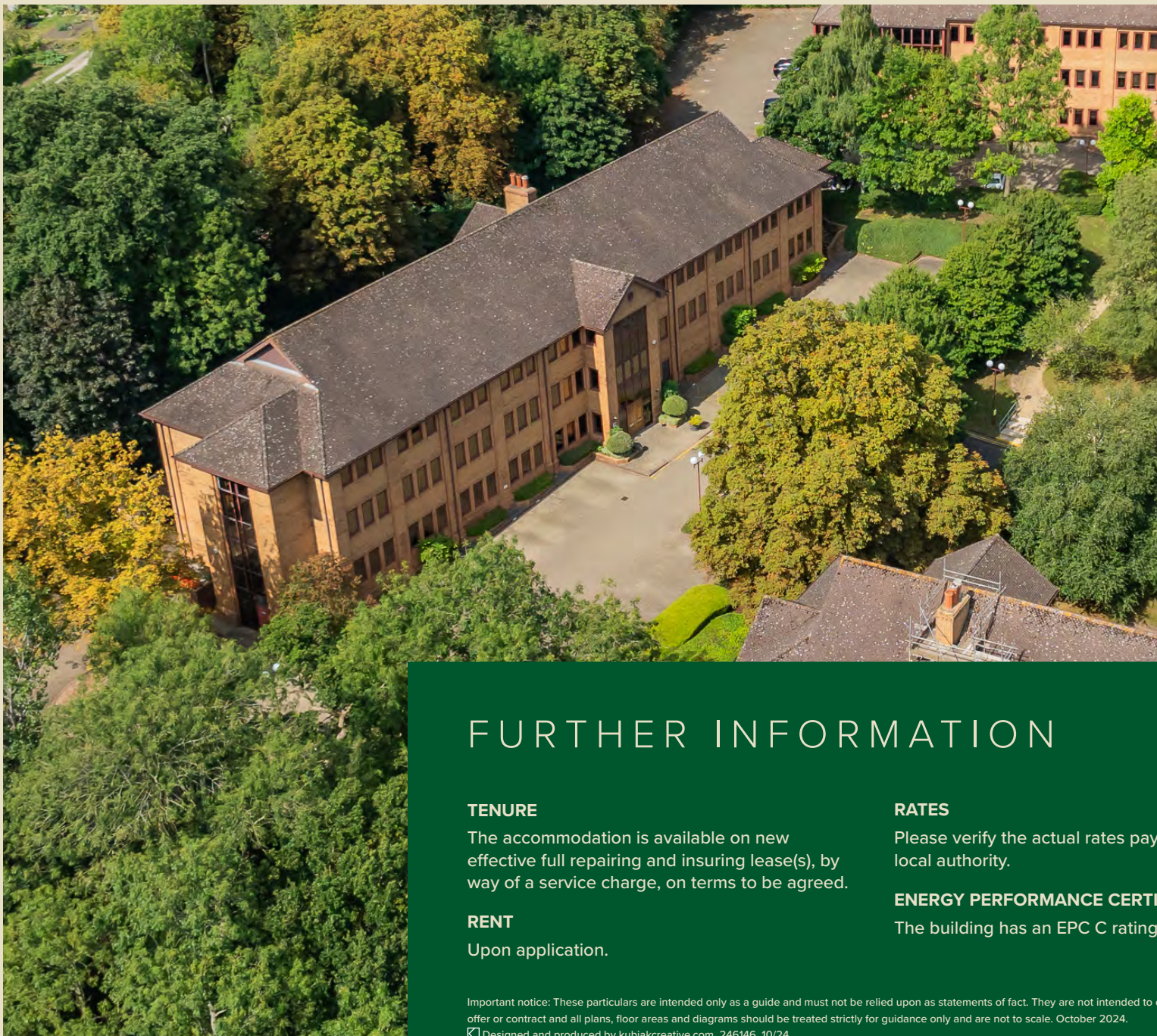


Indicative image: Fourth floor Unit 4



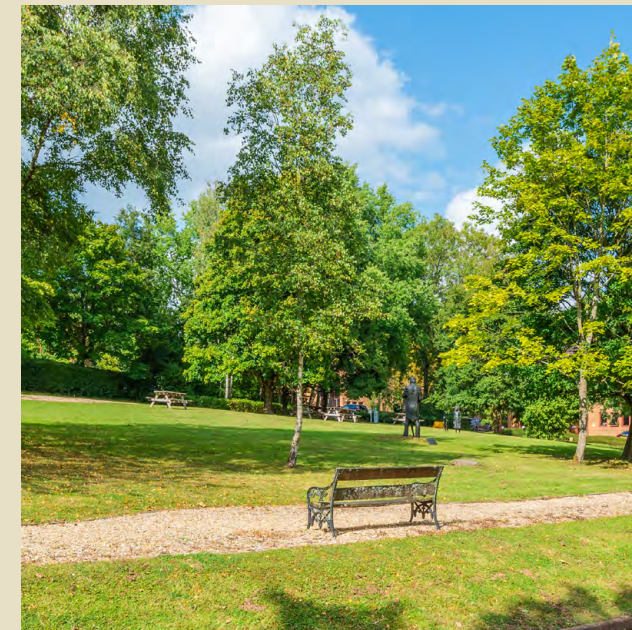
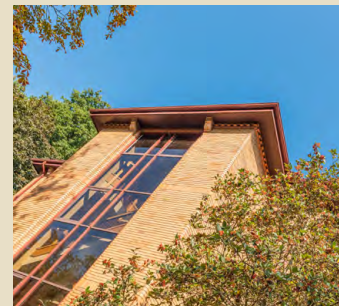
BUILDING 6: AVAILABILITY

Ground Floor	4,176 sq ft	387.9 sq m
First Floor	7,143 sq ft	663.6 sq m
Second Floor	7,159 sq ft	665.1 sq m
Total	18,478 sq ft	1,716.6 sq m



For further information and current availability, please visit

GREENWAYSCHIPPENHAM.CO.UK



FURTHER INFORMATION

TENURE

The accommodation is available on new effective full repairing and insuring lease(s), 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.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC C rating.

VIEWING

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



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. October 2024.

Designed and produced by kubiakcreative.com 246146 10/24

Rupert Elphick

M: 07721 459726

rupert.elphick@realestate.bnpparibas

Huw Thomas

M: 07970 494369

huw@huwthomascommercial.com