



Huw Thomas
commercial

**TRADE COUNTER / WAREHOUSE UNIT
TO LET ON NEW LEASE
UP TO 5,935 SQ.FT / 552 SQ.M**



Key Points:

- Adjacent to busy A4 road
- Opposite Bathwick Tyres
- 2 loading doors
- Extensive mezzanine
- New lease offered
- Good on site parking

**UNIT 11 BATH ROAD INDUSTRIAL ESTATE,
BATH ROAD, CHIPPENHAM, SN14 0AB**

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development..All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.

LOCATION

Chippenham is a busy and expanding north Wiltshire town, located approximately 4 miles south of Junction 17 of the M4 motorway.

The Bath Road Industrial Estate is located approximately 1 mile south west of the town centre, immediately adjacent to the main A4 road to Bath. Occupiers on the estate include Bathwick Tyres; Jewson; Chippenham Kitchen & Bedrooms Centre and The Tile Gallery.

On the opposite side of the A4 are Currys/PC World; B & Q and Carpetright.

The unit is located directly opposite Bathwick Tyres.

DESCRIPTION

Unit 11 is a modern detached unit of steel portal frame construction with elevations of blockwork and insulated cladding, under a pitched insulated roof.

It has two pedestrian access doorways plus two insulated sectional up & over doors in its front elevation, with each door being approximately 4 metres wide x 4.55 metres high. The pedestrian doors have the additional security of external roller grilles.

Internally there is office space at both ends of the unit.

There is currently an extensive mezzanine floor fitted internally. The landlord is willing to remove part or all or part of the mezzanine floor if not required by the tenant and adjust the rent accordingly.

Lighting is installed but no heating.



ACCOMMODATION

The unit has been measured on a gross internal floor areas basis.

| | Sq M | Sq Ft |
|----------------|---------------|--------------|
| Unit 11 | | |
| Ground floor | 286.25 | 3,080 |
| Mezzanine | 265.32 | 2,855 |
| TOTAL | 551.57 | 5,935 |

TERMS

The unit is offered on a new full repairing and insuring lease for a minimum period of 3 years.

RENT

£35,000 per annum.

All rents are subject to VAT at the standard rate.

BUSINESS RATES

The Valuation Office Agency website lists the property as – “Warehouse and Premises”

Rateable Value - £29,000.

ENERGY PERFORMANCE CERTIFICATES

The unit has been assessed for energy efficiency and has been given a Rating of 82 in Band D. A copy of the Certificate and Recommendation Report is available from the agent on request.

SERVICES

Mains electric water and drainage are connected to the unit.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via sole marketing agent Huw Thomas at Huw Thomas Commercial

Tel – 01249 704345 /07970 494369

E-mail – huw@huwthomscommercial.com

Details prepared January 2020.