



Unit A Bumpers Way, Bumpers Farm Industrial Estate

Chippenham, SN14 6LH

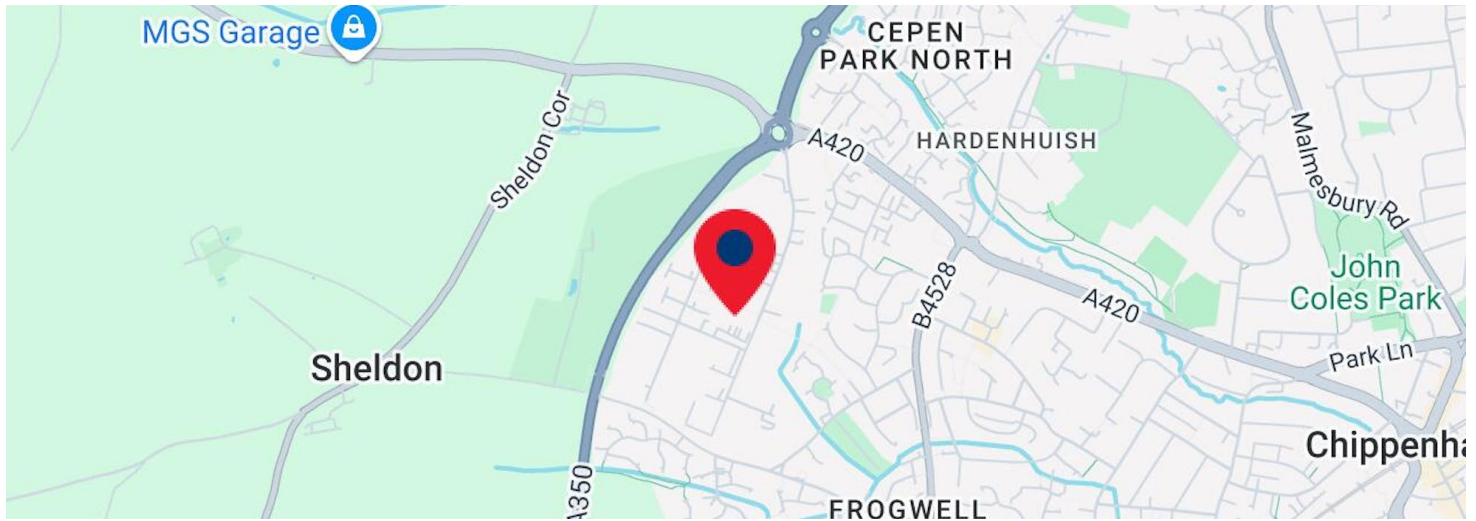
PROMINENT TRADE COUNTER/WAREHOUSE UNIT

1,290 sq ft
(119.84 sq m)

- PROMINENT ROAD FRONTAGE TO BUMPERS WAY
- ESTABLISHED TRADE LOCATION
- FITTED OFFICE/RECEPTION
- NEARBY OCCUPIERS INCLUDE SCREWFIX AND PLUMBASE

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Summary

Available Size	1,290 sq ft / 119.84 sq m
Rent	£18,250 per annum
Rateable Value	£12,750
Rates Payable	£6,362.25 per annum
EPC	B (41)

Location

Chippenham is well located in North Wiltshire. The town is situated 3 miles south of junction 17 of the M4 motorway via the A350 dual carriageway. Bristol is 25 miles to the west and Swindon is 20 miles to the east.

Bumpers Farm Industrial Estate forms the principal employment area in Chippenham and has direct access to the A350. Unit A holds a prominent location onto Bumpers Way, the principal estate road.

///what3words

<https://w3w.co/spindles.shorthand.visit>

Description

Unit A forms a end terrace unit constructed of a clear span mono-pitched frame. To the front of the unit is a fitted office and WC area which has been extended into a trade reception.

Vehicle access to the unit is gained via an up and over door. Internally the unit benefits from warehouse lighting and a 3 phase power supply. Minimum eaves 4.5m. Maximum eaves 5.77m

Outside there is a shared car park and service area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including Offices	1,290	119.84
Total	1,290	119.84

Terms

A full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

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



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