

to let

23/24 Market Place, Chippenham, SN15 3HW
1,662 ft² 154.4 m²



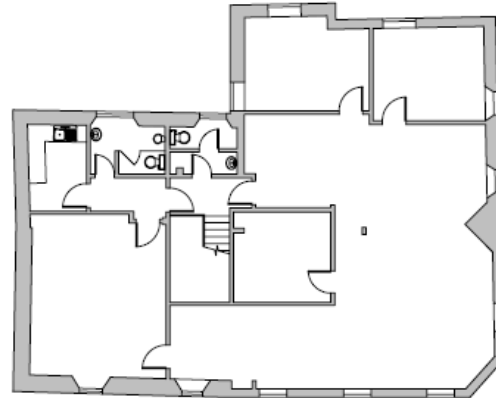
Second floor office.

Short term lets available at only £6.60 per sq.ft.

Location

The property is located in a prominent position in the Market Place close to the main High Street retailing area.

Chippenham is the administrative centre of North Wiltshire and an expanding town with an urban population in the region of 28,000 people. Motorway access is via Junction 17 of the M4, approximately 4 miles to the north. Main line rail services are available from Chippenham station.



Second Floor

Terms

The offices are available on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £10,950 per annum, only £6.60 per sq.ft.

Business Rates

The offices are assessed for rates with a Rateable Value of £9,400.

The rates payable are available on request.

Service Charge

The lease will contain service charge provisions for the offices and the building.

Energy Performance Certificate

The property has an EPC rating of C73.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

Murray Walker, Keningtons LLP

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Description

The property comprises a substantial Grade II listed building located within the Conservation Area. The premises is constructed of stone and part rendered brickwork under a pitched tiled roof.

The accommodation comprises a suite of offices on the second floor with access off The Causeway/London Road. The second floor provides an open plan office area and some cellular offices.

The property benefits from:

- Carpeting
- Category 5 cabling
- Cat 2 lighting
- Gas fired central heating
- Male and female WCs
- Kitchen

Accommodation

The accommodation has been measured in accordance with the International Measurement Standard Offices – 3 and found to provide approximately:-

Second Floor	154.4 m ²	1,662 ft ²
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