Omega RE
COMMERCIAL REAL ESTATE ADVISORY

TO LET

Building 5, Greenways Business Park

Chippenham, SN15 1BN

7,180 sq ft of flexible quality offices, dry labs and cyber-secure workspace minutes from the M4 with superb public transport connectivity

3,589 to 7,180 sq ft

(333.43 to 667.04 sq m)

- More than an office – Café, events & networking that build community.
- Access to bookable meeting rooms and conference space within the business park
- Set in 11 acres of parkland, with space to meet and work outdoors
- Easily adaptable spaces, suitable for labs
- Dual fibre networks with Cat 6 cabling in key units, ideal for tech and cyber firms.

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Building 5, Greenways Business Park, Chippenham, SN15 1BN

Description

Set in leafy parkland minutes from Junction 17 of the M4, Greenways Business Park combines outstanding connectivity with high-spec offices, lab suites, and a thriving cyber and tech community. Whether you're a fast-growing SME or an established enterprise, our flexible lease options and on-site amenities make it simple to scale up and thrive.

Location

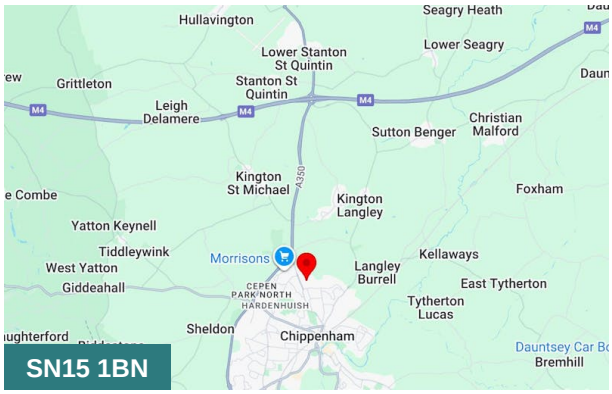
Situated in Chippenham, Wiltshire, approximately 3 miles from Junction 17 of the M4, this, combined with regular direct rail connections from Chippenham station, puts major commercial hubs in easy reach - Bristol (25 min), Bath (10 min), Swindon (40 mins), and London (1 hour). The A350 is easily accessible, linking north–south through the county.

Greenways also features on-site amenities including Franco's Cafe and a dedicated conference and events space, enhancing the appeal of the location for occupiers and visitors alike. Set within a growing residential and commercial area, this combination of strong transport links, regional business activity, and high-quality local amenities makes the location ideal for any business

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building - 5 - First Floor	3,589	Available
Building - 5 - Second Floor	3,591	Available
Total	**7,180**	



Summary

Available Size	3,589 to 7,180 sq ft
EPC Rating	Upon enquiry

Viewing & Further Information

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