Omega RE
COMMERCIAL REAL ESTATE ADVISORY

TO LET



Building 7

Greenways Business Park, Chippenham, SN15 1BN

Flexible office space, bookable meeting rooms, and venue hire space in Greenways Business Park, Chippenham

288 to 1,613 sq ft

(26.76 to 149.85 sq m)

- Last remaining private offices available
- Set in 11 acres of parkland, with space to meet and work outdoors
- More than an office – Café, events & networking that build community
- Car parking, including EV chargers and bicycle parking
- Conference venue hire space
- Priority access to larger meeting rooms for client meetings and team sessions, with free hours per month to use against bookable

spaces.

- Fully furnished and ready to move in, with ample storage

Building 7, Greenways Business Park, Chippenham, SN15 1BN

Description

Set in leafy parkland minutes from Junction 17 of the M4, BCC in 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

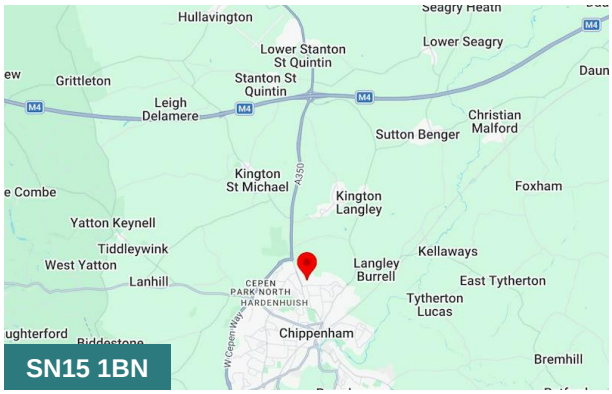
Situated in Chippenham, Wiltshire, approximately 3 miles from Junction 17 of the M4, this, combined with regular direct rail connections from Chippenham station, puts major commercial hubs in easy reach - Bristol (25 min), Bath (10 min), Swindon (40 mins), and London (1 hour). The A350 is easily accessible,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

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	sq m	Availability
1st - F01	440	40.88	Available
1st - F02	311	28.89	Available
1st - F06	288	26.76	Available
1st - F07	48,790	4,532.74	Available
Total	**49,829**	**4,629.27**	







Summary

Available Size 288 to 1,613 sq ft

EPC Rating B (49)

Viewing & Further Information



Ed Roberts
02382355799 | 07380 997602
ed@omega-re.co.uk



Monica Rivera
+44 7863 936415
monica@omega-re.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2026