Whitmarsh Lockhart

TO LET



Buildings R5-R10 Langley Park

Langley Park Way, Chippenham, SN15 1GE

SUBSTANTIAL INDUSTRIAL / WAREHOUSE / OFFICE PREMISES

209,762 sq ft

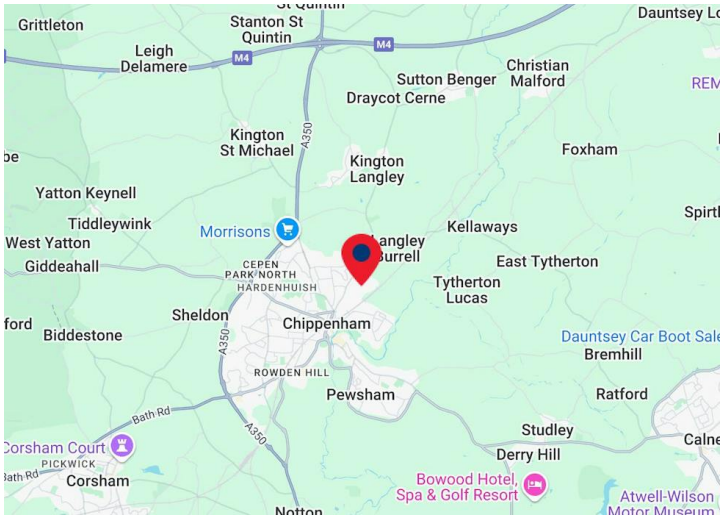
(19,487.53 sq m)

- INDUSTRIAL / WAREHOUSE / OFFICE PREMISES
- FLEXIBLE BUSINESS ACCOMMODATION
- NEW LEASE AGREEMENT
- FITTED OFFICE ACCOMMODATION
- 3-PHASE POWER
- CENTRAL CHIPPENHAM LOCATION
- CLOSE TO TRAIN STATION

RICS Regulated by RICS

Buildings R5-R10 Langley Park

Langley Park Way, Chippenham, SN15 1GE



Summary

Available Size	209,762 sq ft / 19,487.53 sq m
Rent	£5 per sq ft
Business Rates	Please contact the agents for further information.
EPC	Upon enquiry

Location

Chippenham holds a strategic location on the M4 motorway. The town is well served by a dual carriageway access to J17, which is approximately 3.5 miles to the north.

Langley Park forms one of the principal employment areas. Access is gained via the B4069 Langley Road.

Langley Park is well located in central Chippenham, walking distance for the both town centre and mainline railway station.

* Bath: 12 miles south-west, 30 minute drive
* Bristol: 25 miles west, 35-minute drive
* London: Approx. 99 miles east, 90-minute drive
* Southampton Port: Approx. 70 miles south
* Swindon: 29 miles east, 30-minute drive

///What3Words

///slopes.respected.phones

Description

The premises comprise an inter-linked office/warehouse/light manufacturing facility.

The principal buildings are 2-storey portal frame construction.



The site is well served with a 3-phase power supply.

Internally there are office, reception, WC and canteen facilities.

Externally, there are parking and service yard areas.

Langley Park is a managed site with 24-hour security.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	209,762	19,487.53
Total	**209,762**	**19,487.53**

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations, once terms have been agreed.

Viewings

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



Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

Mr Chris Yates (JLL)
0117 930 5601 | 07850 658050

Oliver Bird (JLL)
020 3953 7382 | 0754 330 4942

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 09/11/2026