Whitmarsh Lockhart

# TO LET




## Unit B1 Methuen South, Methuen Park

Chippenham, SN14 0GT

## MODERN OFFICE

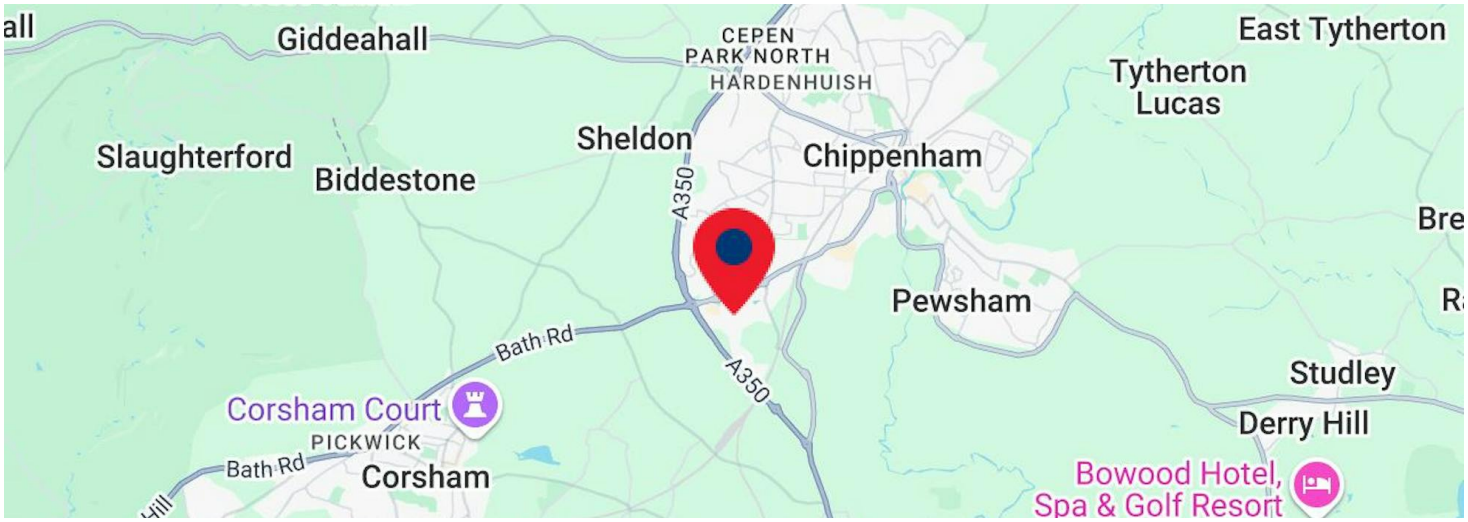
**5,177 to 10,366 sq ft**

(480.96 to 963.03 sq m)

- FULL ACCESS RAISED FLOOR
- COMFORT COOLING
- GAS FIRED CENTRAL HEATING
- SUSPENDED CEILINGS WITH INSET LED LIGHTING
- HIGH QUALITY FIT OUT IN PLACE
- MALE, FEMALE AND DISABLED WC FACILITIES
- PASSENGER LIFT

# Unit B1 Methuen South, Methuen Park

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## Summary

| | |
|---|---|
| Available Size | 5,177 to 10,366 sq ft / 480.96 to 963.03 sq m |
| Rent | £18 per sq ft |
| Rateable Value | £159,000 |
| Rates Payable | £86,814 per annum |
| EPC | C (72) |

## Location

Chippenham is an attractive and historic market town, strategically located 20 miles east of Bristol, 12 miles north east of Bath, 20 miles west of Swindon and 110 miles west of London. It is located on the M4 Motorway and the town centre is 4 miles south of Junction 17.

Chippenham benefits from being on the main railway line between London Paddington and the West Country, with a journey time to London of 1 hour 15 minutes.

Methuen Park is an established business park which is situated on the A4 approximately 1 mile to the west of the town centre, and 5 miles from Junction 17 of the M4. Local amenities include Bath Road Retail Park with Costa Coffee, Next, TK Maxx, and M&S Foodhall, with a Sainsbury's superstore and McDonalds drive-through also close by.

## //what3words

https://what3words.com/soil.sadly.grants

## Description

Methuen South comprises 6 high quality office buildings arranged in 3 semi-detached blocks in a landscaped setting with on-site car parking.

Building B1 comprises a modern self-contained office building with brick and profile clad elevations, arranged on ground and first floors.

The building benefits from 30 designated on-site parking spaces (1:345 sq ft).

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Office | 5,189 | 482.07 |
| 1st - Office | 5,177 | 480.96 |
| **Total** | **10,366** | **963.03** |

## Viewings

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

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B1
B2