Whitmarsh Lockhart

# TO LET

## Unit 3B-F Cornbrash Park, Bumpers Farm

Chippenham, SN14 6RA

**TWO STOREY OFFICES REFURBISHED TO A HIGH STANDARD**

**1,330 to 8,274 sq ft**

(123.56 to 768.68 sq m)

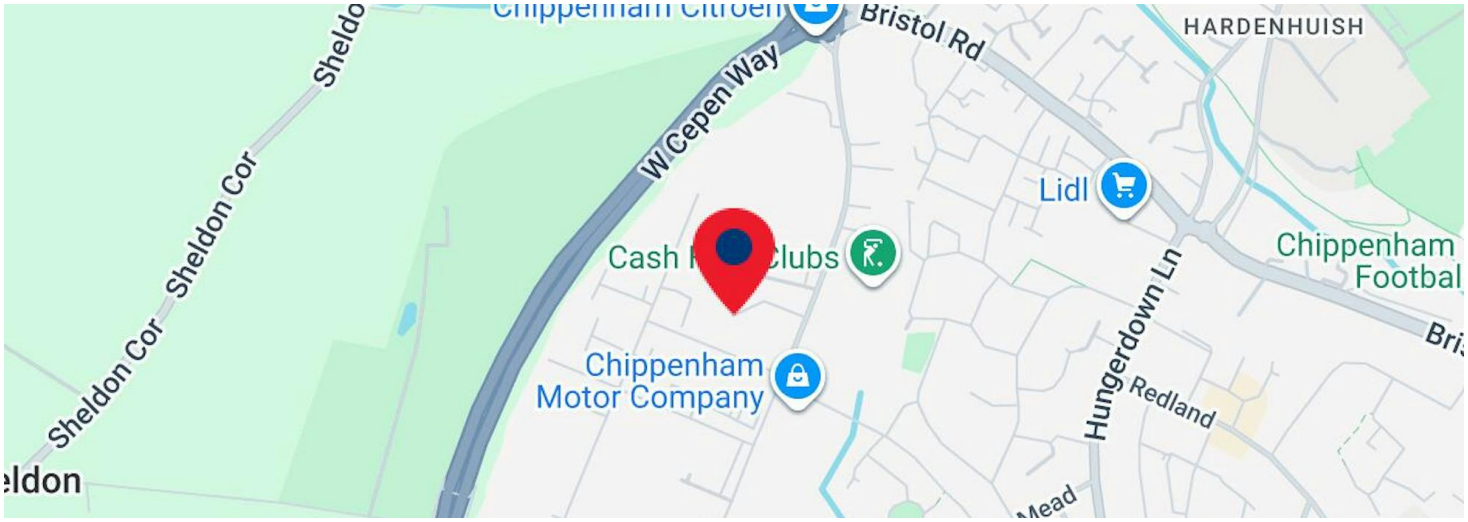
- SUSPENDED CEILINGS WITH NEW INSET LED LIGHTING
- NEW ENERGY EFFICIENT HEATING AND COOLING SYSTEM
- NEW CARPETING AND HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- NEW MALE, FEMALE AND DISABLED WC FACILITIES
- NEW SHOWER FACILITIES

RICS Regulated by RICS

# Unit 3B-F Cornbrash Park, Bumpers Farm

**Chippenham, SN14 6RA**

Whitmarsh Lockhart




## Summary

| | |
|---|---|
| Available Size | 1,330 to 8,274 sq ft / 123.56 to 768.68 sq m |
| Rent | Rent on application |
| Business Rates | Please contact the agents. |
| EPC | Property graded as B-B (26-30) |

## Location

Cornbrash Park is an attractive landscaped office development situated on Bumpers Farm Business Park on the outskirts of Chippenham, which has excellent road communications via the A420 and the A4 to the west and east, and the A350 trunk route central Wiltshire to the south coast. Cornbrash Park is within 1 mile of Morrisons supermarket, approximately 1.5 miles of Chippenham town centre and train station and is approximately 4 miles from Junction 17 of the M4.

Bumpers Farm is directly accessed off the Chippenham Western bypass (A350) providing excellent access to regional road networks. Chippenham mainline (Bristol to Paddington) railway station is less than two miles away.

## ///what3words

https://what3words.com/slides.magazines.quantity

## Description

A range of modern, detached, two storey office buildings situated at the rear of the development on an attractively landscaped, well-established estate. The property can easily be divided to meet your specific size requirement and the offices have been refurbished to a high standard to meet the needs of today's occupiers.

Internally the offices benefit from suspended ceiling with LED lighting, new energy efficient heating and cooling system, double glazing and ample kitchen and WC facilities.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Unit - 3B - Ground Floor | 654 | 60.76 |
| Unit - 3B - First Floor | 697 | 64.75 |
| Unit - 3C - Ground Floor | 655 | 60.85 |
| Unit - 3C - First Floor | 690 | 64.10 |
| Unit - 3D - Ground Floor | 638 | 59.27 |
| Unit - 3D - First Floor | 692 | 64.29 |
| Unit - 3E - Ground Floor | 1,424 | 132.29 |
| Unit - 3E - First Floor | 1,472 | 136.75 |
| Unit - 3F - Ground Floor | 647 | 60.11 |
| Unit - 3F - First Floor | 705 | 65.50 |
| **Total** | **8,274** | **768.67** |

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

## Viewings

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


**Chris Jones**
07500 962951
chris.jones@whitmarshlockhart.com



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 05/10/2026