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

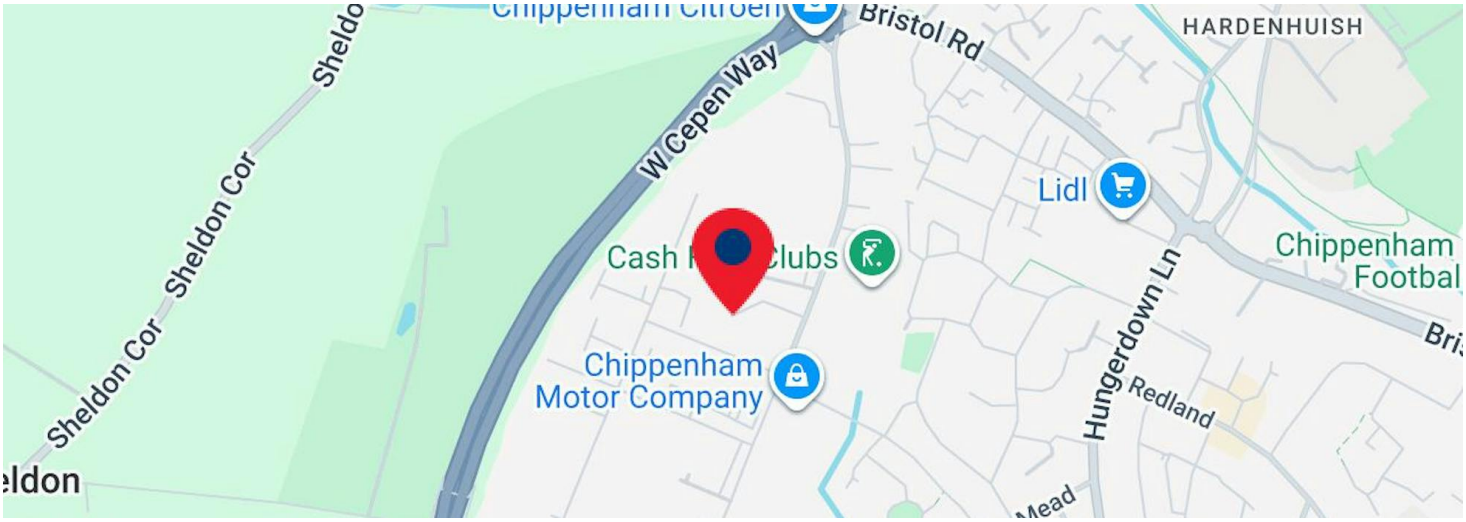
(123.56 to 768.68 sq m)

- 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

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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.

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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.

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