Whitmarsh Lockhart

TO LET

Open Storage, Langley Park, Avon Way

Chippenham, SN15 1GG

OPEN STORAGE LAND AVAILABLE ON A LEASEHOLD BASIS

0.70 to 3.22 Acres

(0.28 to 1.30 Hectares)

- FLEXIBLE PLOT CONFIGERATIONS
- TARMAC SURFACED
- 24/7 SITE SECURITY
- FLEXIBLE LEASE TERMS

RICS Regulated by RICS

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Summary

Available Size	0.70 to 3.22 Acres / 0.28 to 1.30 Hectares
Rent	£60,000 per acre
EPC	Upon enquiry

Location

The property is situated on the established Langley Park estate in Chippenham. Langley Park is a secure estate with 24-hour access and is located approximately 3.5 miles south of Junction 17 of the M4 motorway, accessed via Langley Road (B4069).

Chippenham town centre and the mainline railway station are within walking distance of the estate. Chippenham provides direct rail services to Bristol, Swindon, Bath and London Paddington, while the M4 motorway offers access to the wider regional and national road network.

what3words

https://what3words.com/bordering.toolkit.enable

Description

Opportunity to acquire secure open storage land in Chippenham, with plots available from approximately 4 acres up to 10 acres.
The site can be occupied as a whole or subdivided to suit individual occupier requirements.

Benefiting from 24/7 site security, flexible plot configurations and excellent suitability for vehicle storage, trailer parking, logistics operations, plant and machinery storage, contractor compounds and other open storage uses, the property offers a versatile solution for a wide range of occupiers.

The availability of large, flexible open storage plots is increasingly limited across the wider region, making this a unique opportunity for businesses seeking secure operational land within an established commercial setting.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Outdoor - Site A	50,965.20	4,734.82
Outdoor - Site B	58,806	5,463.26
Outdoor - Site C	30,492	2,832.80
Total	**140,263.20**	**13,030.88**

Terms

The property is available by way of a new lease, with terms to be negotiated.

Viewings

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

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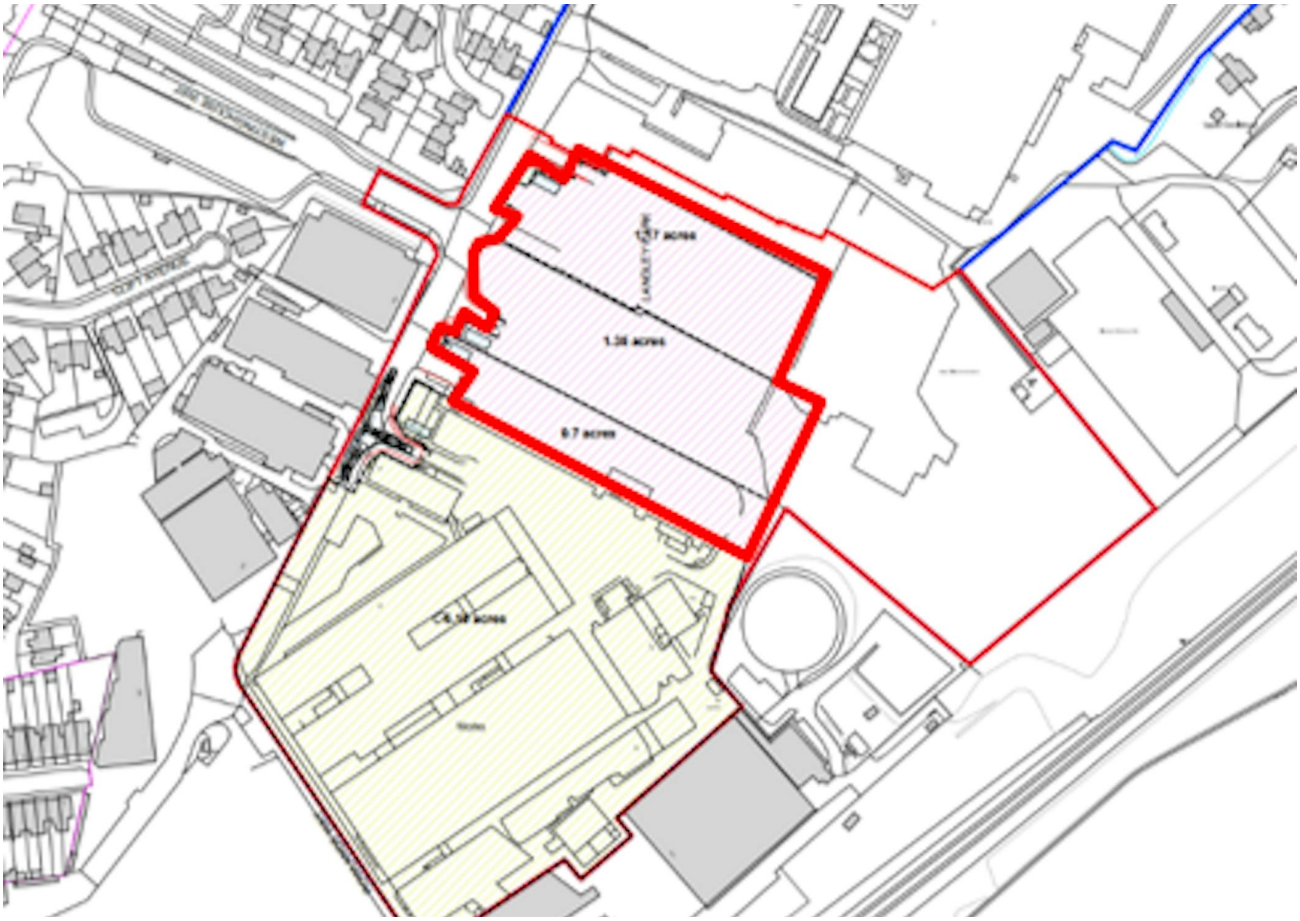
1.27 acres
1.38 acres
0.7 acres