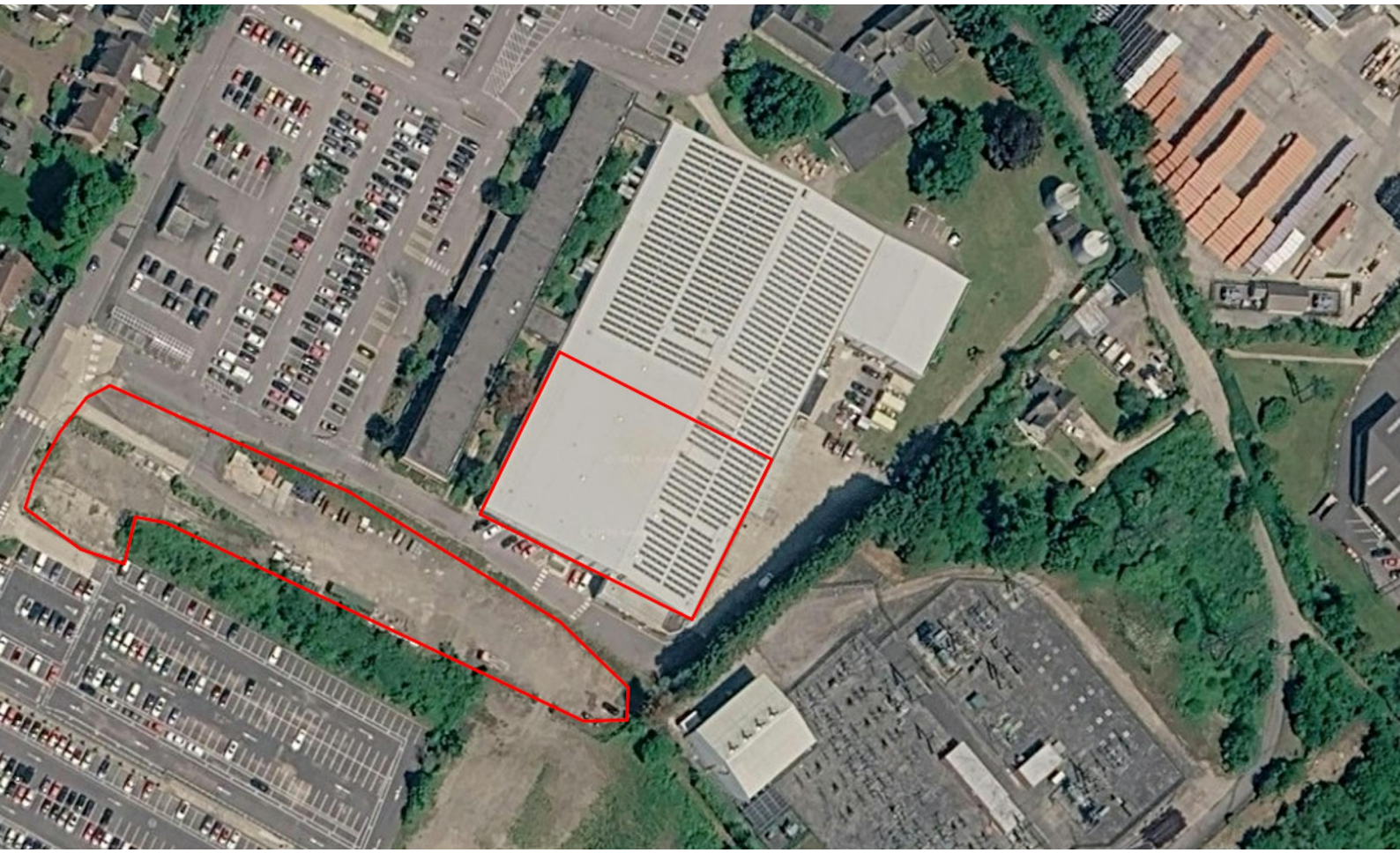
Whitmarsh Lockhart

TO LET



E4.1 & E4.3, Langley Park, Avon Way

Chippenham, SN15 1GG

WAREHOUSE/STORAGE UNIT AVAILABLE ON A LEASEHOLD BASIS

26,233 sq ft

(2,437.13 sq m)

- FITTED OFFICE AREA
- LARGE PARKING/STORAGE YARD
- 24/7 SITE SECURITY
- NEW LEASE AGREEMENT

E4.1 & E4.3, Langley Park, Avon Way

Chippenham, SN15 1GG



Summary

Available Size	26,233 sq ft / 2,437.13 sq m
Rent	£8 per sq ft
Business Rates	Please contact the Agents for further information.
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

The property comprises part brick and part steel profile clad elevations beneath an insulated steel profile roof. The unit benefits from LED lighting and an internal eaves height of 5.10m.

The warehouse accommodation is a clear open-plan space and benefits from access to a rear yard, together with an additional side yard providing additional external storage and operational space, served by a new electrically operated up-and-over loading door.

The ancillary accommodation comprises open-plan office space together with modern shower and WC facilities. This area is due to undergo a comprehensive refurbishment, following which it will provide modern and well-presented office accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	18,667	1,734.22
Ground - Office/Ancillary	7,566	702.90
Total	**26,233**	**2,437.12**

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.



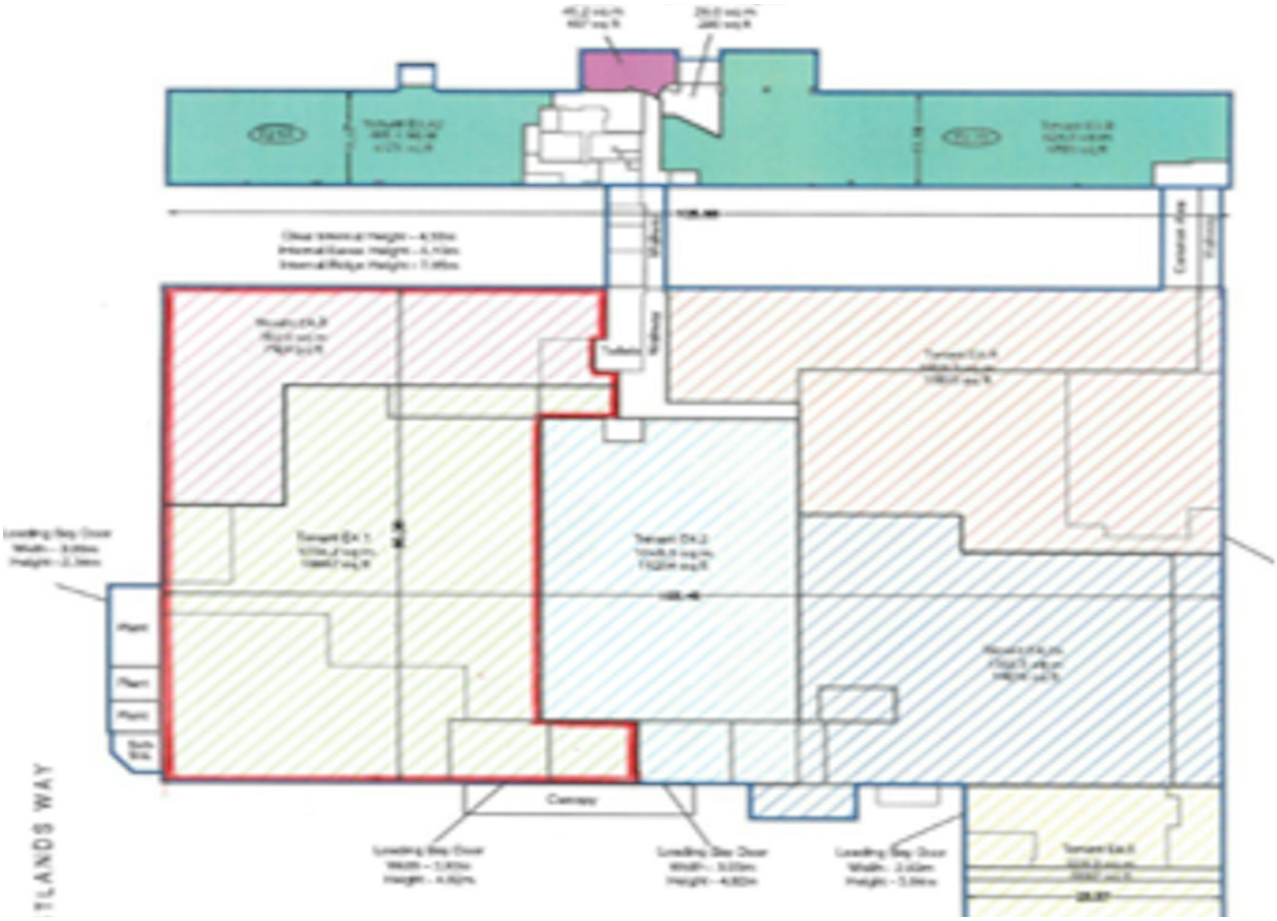
Paul Whitmarsh MRICS
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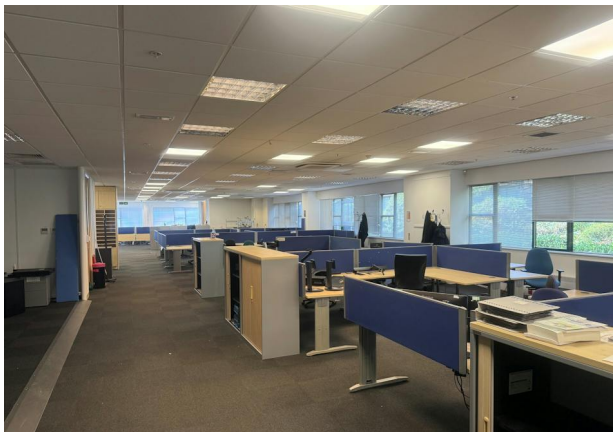
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M.J.CHURCH



