New Sustainable Business Units
by Ashville

METHUEN ONE

CHIPPENHAM SN14 0TW



TO LET

UNITS
AVAILABLE
FROM 1,410 SQ FT
TO 10,000 SQ FT
COMBINED

HIGH QUALITY
SPACE FOR
YOUR BUSINESS

EPC A+

CARBON NET ZERO
DEVELOPMENT



LOCATION

METHUEN ONE

Situated on the outskirts of Chippenham, Methuen Park is part of the town's largest commercial area and widely recognised as its premier business park. The location benefits from excellent transport links, with Junction 17 of the M4 motorway less than 10 minutes away. The A350 provides direct access to Wiltshire, the South Coast and beyond.

Chippenham also offers a mainline rail service to Bristol, Bath and London Paddington, while Bristol airport (37 miles away) is easily accessible via the M4.

A well-established business destination, Methuen Park has attracted major occupiers including Wincanton, Green Square Accord, Bechtle UK, CGI, Kellaway Building Supplies and Topps Tiles among others, reinforcing it's reputation as a hub for commerce and innovation.

what3words ///agents.laptop.bleat



LOCAL FACILITIES

The area boasts a wealth of local amenities, including M&S Foodhall, Next, TK Maxx, Costa Coffee, KFC and Aldi. Additionally, a Sainsbury's supermarket with a petrol station and a drive-thru McDonald's are located just across Bath Road, ensuring convenience for businesses and employees alike.

NEARBY CENTRES

CHIPPENHAM	MELKSHAM	BATH	SWINDON	BRISTOL
2 miles	6.5 miles	11.5 miles	22 miles	28 miles

M&S EST. 1884 next TK maxx COSTA COFFEE KFC ALDI Sainsbury's

DESCRIPTION



Methuen One is a newly redeveloped, sustainable business hub.

15x high-specification, two storey units.

Flexible accommodation to suit a variety of business needs.

Set within attractively landscaped and professionally managed surroundings, Methuen One offers modern, adaptable business space in a thriving commercial environment.

The development aspires to be a dynamic business hub, fostering collaboration and growth for companies of all sizes.

- Units Capable of Combination
- 3-Phase Electricity
- High Quality Elevations
- 37.5kN/m² Floor Loading
- Good Natural Light
- Kitchenette & WC Facilities
- Electric Loading Doors
- Dedicated Car Parking


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07
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UNIT 7
TO LET

SUSTAINABILITY

The development has been designed and built to the highest sustainability standards, aligning with the growing emphasis on corporate sustainability, ESG commitments, and responsible business practices.

CARBON NET ZERO

Retained building structure for reduced embodied carbon and environmental impact.

EPC A+

Excellent energy efficiency and reduced operating costs.

SOLAR PV

Each unit benefits from its own supply, delivering direct energy cost savings.



The development is operationally net-zero, ensuring minimal carbon footprint while offering a high-performance, future-proof workspace.

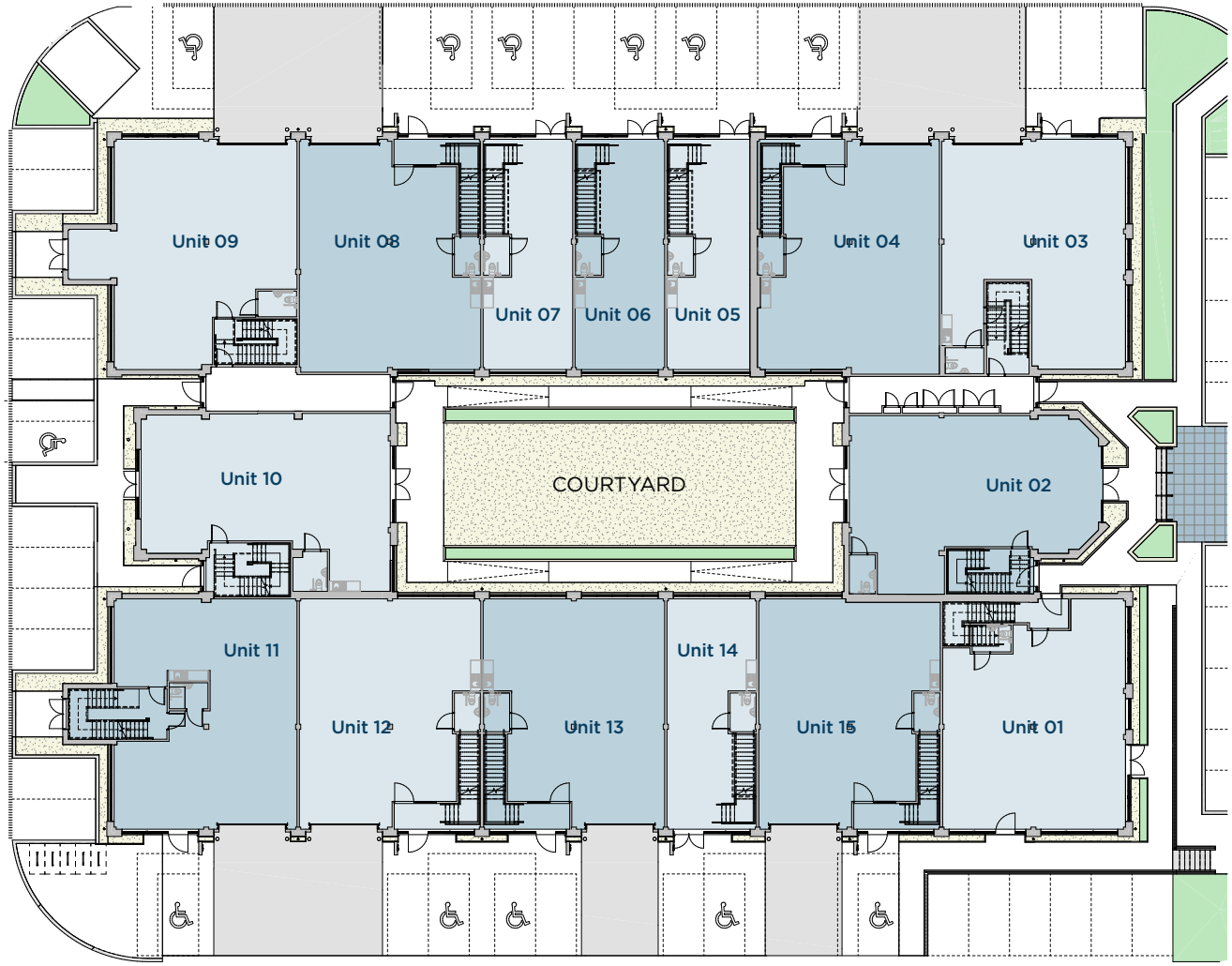
Units feature good natural lighting with excellent office visibility, for improved employee wellbeing.

Communal EV charging and provision for dedicated unit charging.

METHUEN ONE

ACCOMMODATION

Unit	Ground Floor Sq ft	First Floor Sq ft	Total Sq ft
1	1,545	1,545	**3,090**
2	1,523	1,829	**3,352**
3	1,582	1,572	**3,154**
4	1,560	1,232	**2,792**
5	710	700	**1,410**
6	753	753	**1,506**
7	753	753	**1,506**
8	1,550	1,216	**2,766**
9	1,625	1,625	**3,250**
10	1,566	1,857	**3,423**
11	1,641	1,319	**2,960**
12	1,545	1,216	**2,761**
13	1,545	1,216	**2,761**
14	753	753	**1,506**
15	1,528	1,206	**2,734**



Unit sizes range from 1,410 sq ft to 3,423 sq ft, with the flexibility to combine spaces for larger requirements.

OFFICE, R&D, MEDICAL, LEISURE & RETAIL

Units with 100% first-floor layouts, ideal for businesses requiring a professional workspace.

LIGHT INDUSTRIAL, WORKSHOP, STORAGE & LOGISTICS

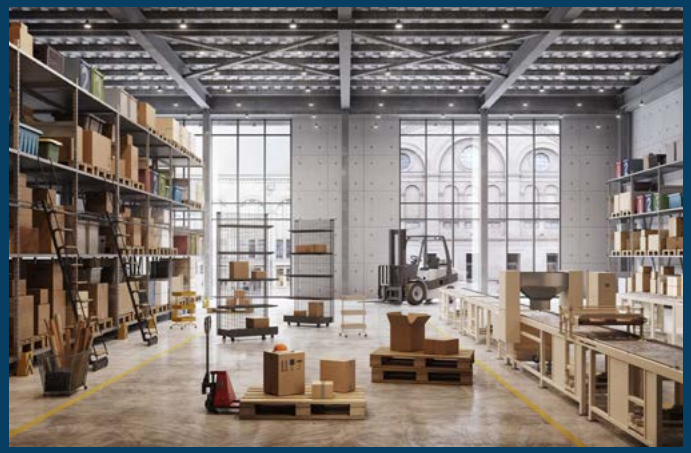
Selected units feature first-floor forklift access and double height warehouse space for enhanced storage solutions.

Each unit benefits from ground-floor loading access and/or double pedestrian doors, with generous on-site parking provided.

LAYOUTS

METHUEN ONE

Methuen One is designed with versatility in mind, catering for a diverse mix of occupiers and business needs. Units are finished to a shell warehouse condition and offer flexibility of use.



Warehouse - Storage - Industrial



Laboratory - R&D - Medical



Office - Technology - Finance



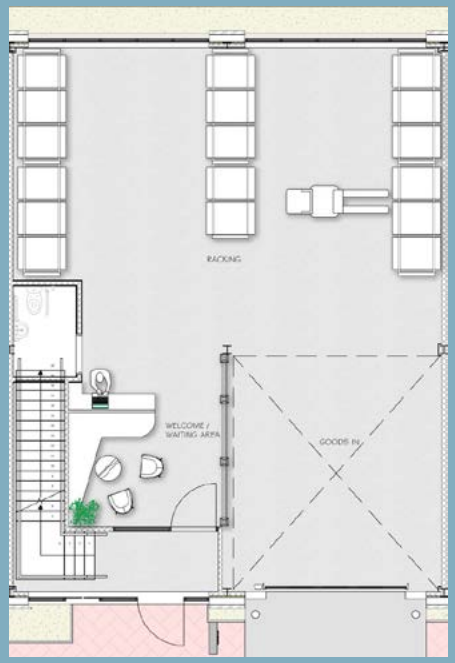
Retail - Showroom - Trade

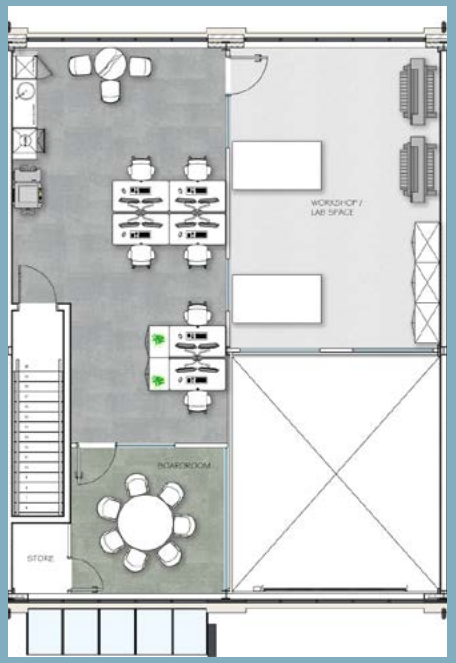


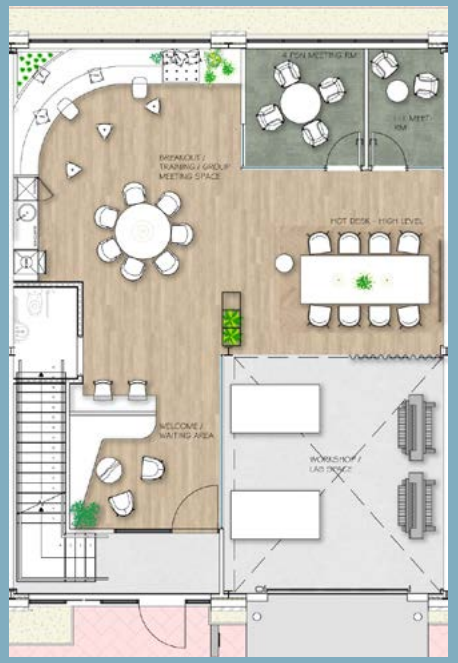
Food and Beverage - Fitness



Design – Creatives - Media









KERR
Kerr Office Group
Workplace Strategy | Design | Fit-out | Furniture

Indicative space plans designed by:

www.koguk.com



Ashville was founded in 1967 and has an established reputation for developing high-quality commercial schemes. We are committed to constructing and repositioning buildings in line with contemporary needs, creating places where businesses can thrive.

ashville

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SPENCER CROWDER
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BEN HUMPHRIES
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PLANNING

Wide ranging uses under Class E - Commercial, Business and Service.

BUSINESS RATES

The units are yet to be assessed for business rates purposes.

LEGAL COSTS

Each party to bear their own costs incurred.

SERVICE CHARGE

Service charge contributions towards a professionally managed estate. Budget to be confirmed.

TERMS

Price on application, please refer to the availability schedule for current availability and pricing.

For further information, please contact.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. A/JLL/AK HD2610 Hollister 11/25

METHUEN ONE

UNIT PRICES ARE SUBJECT TO PERIODIC REVIEW AND CHANGE. PLEASE CONTACT THE AGENTS FOR LATEST PRICING.

UNIT PRICING

Unit No.	Ground Floor sq ft	First Floor sq ft	Total sq ft	Rent £ per annum
1	1,545	1545	3,089	£52,600
2	1,523	1830	3,353	Under Offer
3	1,582	1572	3,154	LET
4	1,561	1232	2,793	LET
5	710	700	1,410	LET
6	753	753	1,506	LET
7	753	753	1,506	£27,200
8	1,550	1216	2,766	£47,100
9	1,625	1625	3,250	LET
10	1,566	1857	3,423	LET
11	1,641	1319	2,960	£50,400
12	1,545	1216	2,761	£47,000
13	1,545	1216	2,761	£47,000
14	753	753	1,506	£27,200
15	1,528	1206	2,734	£46,500

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