TO LET - INDUSTRIAL

Unit 3 Glenmore Business Centre

Vincients Road, Chippenham, SN14 6BB



Key Highlights

- 2,737 sq ft
- Loading door
- 3 phase power
- Security grills
- Structural first floor
- 6.4 metre eaves height
- Single disabled standard WC
- Lighting throughout

01793 423344
loveday.uk.com
Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

Location

The Glenmore Business Centre is located on the Bumpers Farm Industrial Estate on Vincients Road. Bumpers Farm is Chippenham's principal industrial area and has excellent access to the M4 at Junction 17 via the A350 Chippenham Bypass.

Description

Unit 3 is a modern, mid terrace industrial unit of steel frame construction. The elevations are of mixed brick and profile metal sheet cladding with a good level of glazing to the front elevation. There is a structural first floor that currently provides additional storage and could be fitted as office or showroom accommodation. Access is via two personnel doors and a loading door, approximately 3m wide by 2.9m high.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,797	166.95
1st - Offices	940	87.33
Total	**2,737**	**254.28**

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £27,500 per annum exclusive of service charge, VAT and all other outgoings. Both parties are to pay their own legal costs.

Subject to a minimum term, the landlord will pay the business rates for the first 12 months.

Service Charge

A service charge is payable to cover the landlord's costs of maintaining the common parts of the estate.

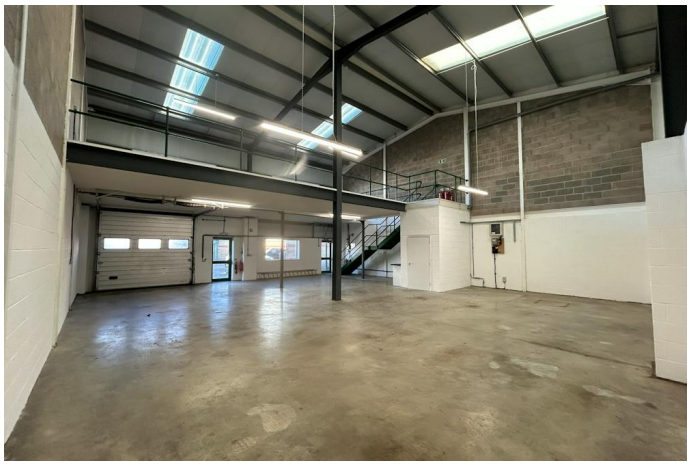
EPC

Rating 54 Band C

Business Rates

Rates payable: £11,124 per annum

(based upon Rateable Value: £25,750)







Contact

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Industrial /
Storage Unit
2,737 sq ft
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