

Mailbox House

Station Hill, Chippenham, SN15 1EQ



Key Highlights

- 1,052 sq ft
- Open plan office space
- Excellent natural lighting
- New lease
- High profile location above Sainsburys
- Adjacent to railway station
- Nearby on street parking
- £12,000 per annum



Description

The office suite has its own ground floor entrance door off Station Hill, leading into a ground floor lobby area with stairs to the first floor.

At first floor level is a mainly open plan office suite with one partitioned office / meeting room; a kitchen area and two toilets. The office space is fully carpeted; has a full suspended ceiling with integral lighting; wall mounted electric heaters and wall mounted air conditioning units. One elevation is fully glazed therefore the space benefits from excellent natural lighting.

The kitchen area has a worktop with integral sink & drainer with storage cupboards both below the worktop and wall mounted above,

There are 2 toilets and 2 walk in cupboards, one used by the previous occupier as a server room.

Location

Mailbox House is located at the top of Station Hill adjacent to Chippenham's mainline railway station. The office suite is located on the first floor above Sainsburys Local supermarket.

There is free 2 hour parking on both Station Hill and nearby Cocklebury Road, with longer term pay and display parking available immediately outside the property and also a short distance away adjacent to and opposite the railway station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,052	97.73	Available
Total	1,052	97.73	

Terms

The office suite is offered on a new effectively full repairing and insuring lease for a term to be agreed.

Any lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Rent

£12,000 per annum. We are informed that VAT at the standard rate is payable on the rent.

Business Rates

The Rateable Value effective from 1st April 2026 is £9,900.

The Rateable Value is below the threshold for full Small Business Rate Relief for qualifying occupiers.

Service Charge / Building Insurance

The tenant will be liable for a fair proportion of the cost of repair and decoration of the exterior of the building together with a fair proportion of the building insurance premium. Recent charges have been in the region of £400 - £500 + VAT per annum.

Energy Performance Certificate

A new Energy Performance Certificate has been issued with a rating of 55 in Band C. A copy of the EPC is available from the agent on request.

Legal Costs

Each party will be responsible for their own legal costs in any transaction.



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