TO LET - OFFICE

Arches Suite

Bewley House, Marshfield Road, Chippenham, SN15 1JW

Key Highlights

- 1,950 sq ft
- LED lighting
- EV charging points
- Well managed building
- Open plan office space
- 7 on site allocated parking spaces
- Town centre location
- New lease

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Description

The ground floor Arches Suite offers contemporary, fully carpeted open-plan office space and includes LED lighting and an integral kitchenette together with it's own toilets. It has the benefit on 2 separate entrance doors, one direct into the suite from the outside and a second via the shared main reception area of Bewley House.

There are 7 allocated parking spaces with access to EV charging points.

Easily accessible and secure storage cages are available in the basement of the building, ideal for maximising office space functionality.
Covered bike storage and dedicated shower block on-site, with lockers, changing rooms and WC's.

Location

Bewley House benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive. Chippenham train station is a only few minutes walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour. The Paddington Elizabeth
Line station provides swift connections with a journey time of 17 minutes to Canary Wharf.

Cycle routes lead directly to the building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Arches Suite	1,950	181.16	Available
Total	**1,950**	**181.16**	

Sustainability

The building is carbon neutral and incorporates many energy saving measures and environmental control systems such as energy efficient lighting, high performance window film and a new heating system with remote monitoring. Remaining carbon emissions are currently offset with a carbon capture project, the Orinoco reforestation project in Columbia.

Connectivity

Excellent digital connectivity with a wide choice of broadband services immediately available, including fibre to property and Infinity Superfast broadband.

Terms

The office suite is available to rent by way of a new lease with terms structured to individual requirements.

Rent

£35,000 + VAT per annum

Energy Performance Certificate

The current EPC is band B (38).

Service Charge

A service charge will be payable for the maintenance of the building's common parts, landscaping and services.

Business Rates

According to the Valuation Office Agency website, the property has a Rateable Value of £27,000.

Joint Agent

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