TO LET - INDUSTRIAL

Unit 3 Westpoint

Vincients road, Bumpers Farm Industrial Estate, Chippenham, SN14 6RB



Key Highlights

- 2,525 sq ft
- New LED lighting
- Available on new lease
- Good clear internal space
- 5 meter eaves height
- £28,000 pa + VAT





Description

Westpoint is a development of 12 industrial / warehouse units developed in the early 1990's, of steel portal frame construction with elevations of brickwork and steel profiled cladding. The unit has a sectional up & over loading door in the front elevation measuring 3.1 m wide x 4.8 m high. Internally, the unit has office, small kitchen and male and female toilets, all on the ground floor. The unit is fitted with LED lighting.

Location

Chippenham is a popular and expanding town located approximately 4 miles south of the Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon. Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass, that is currently (September 2025) undergoing improvement work to include an improved entrance into the Bumpers Farm Estate

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial / warehouse	2,217	205.97	Available
Ground - Entrance lobby	86	7.99	Available
Ground - Office	222	20.62	Available
Total	**2,525**	**234.58**	

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed but subject to a minimum term of 3 years.



Rent

£28,000 per annum, exclusive of VAT that is payable at the standard rate.

Service Charge & Insurance

A service charge is payable toward the repair and maintenance of the common parts on the Westpoint development. The service charge payable for the year ending 31/03/27 is £3,995 + VAT. The insurance premium contribution for the year to 20/06/26 is 611.16

Utilities

All mains services are available at the property. Modern LED lighting is fitted in the property. A gas supply is provided to the unit, but no meter has been fitted. We recommend that prospective tenants satisfy themselves that their occupational requirements can be met, before making a commitment.

Business Rates

We are infirmed that the property has a Rateable Value effective from 1st April 2026 of £27,000

Energy Performance Certificate

The Unit has an Energy Performance Certificate with a rating of 89 in Band D.

https://find-energy-certificate.service.gov.uk/energy-certificate/7923-1997-7248-9083-0758

Legal Costs

Each party will be responsible for their own costs incurred in the negotiation and agreement of the lease.

Contact

Huw Thomas
01249 704345
07970 494369
Huw@loveday.uk.com

Alastair Andrews
01793 438938
07989 512 606
alastair@loveday.uk.com

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