FOR SALE - INDUSTRIAL / OFFICE

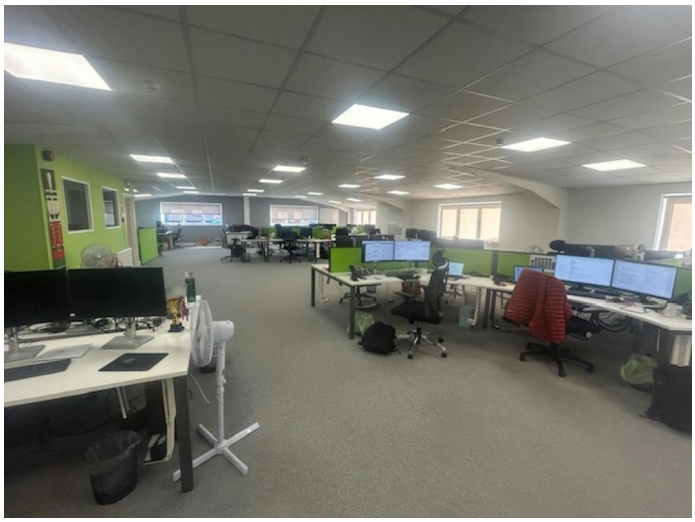
Kingfisher House

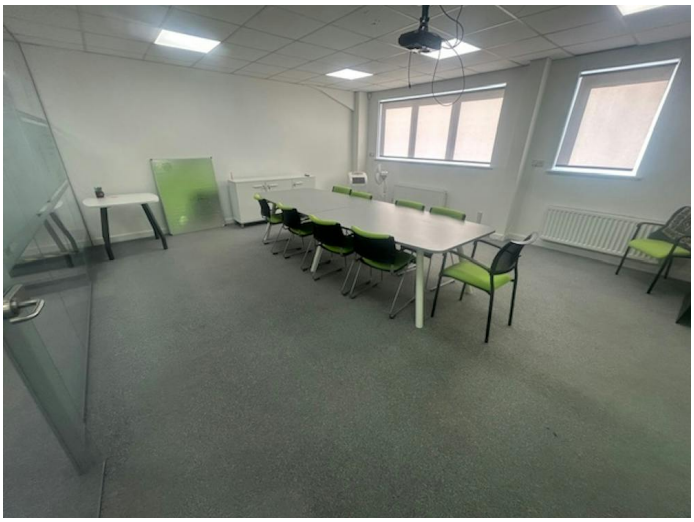
Cricketts Lane Industrial Estate, Chippenham, SN15 3EQ



Key Highlights

- 7,725 sq ft
- Current rental income of £73,811 per annum
- For sale freehold
- Large detached business unit
- Potential to increase income
- £600,000 exclusive of VAT





Description

Kingfisher House is a detached business unit providing a mix of office, storage and workshop space over two floors. The first floor is fully fitted as office space with ancillary facilities including a well fitted kitchen/ staff area. The ground floor has a number of vacant offices and a storage and distribution space that is currently let on a Licence agreement. The property therefore has scope for securing longer income from the current tenants as well as creating additional income from letting the vacant ground floor space.

Location

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.
Cricketts Lane is located off London Road approximately 1 mile east of Chippenham town centre and is a small estate with a mix of industrial and leisure based occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office / Storage (vacant)	3,068	285.03	Available
Ground - Warehouse / office (Let)	761	70.70	Available
1st - Office	3,896	361.95	Available
Total	**7,725**	**717.68**	

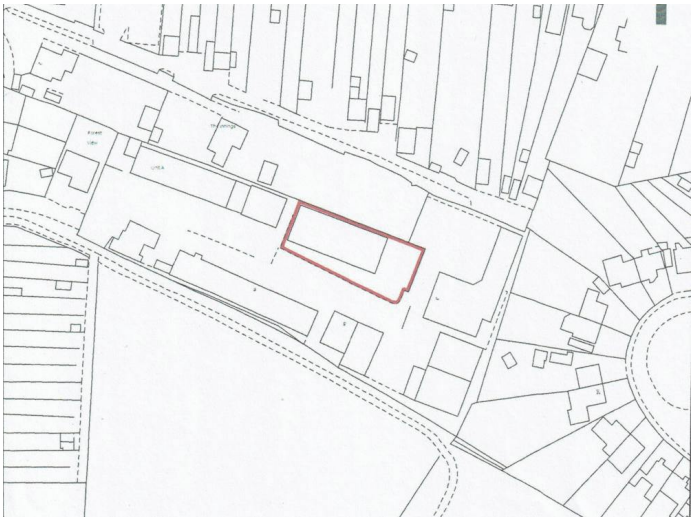
Tenancies

The building is currently subject to two tenancies, brief details of which are

Part ground floor - part of the ground floor is let to Sugar & Sloth Limited by way of a Licence agreement dated 1st August 2025. The Licence fee payable is £950.00 + VAT per month. The Fee is fully inclusive of business rates, insurance, utilities and all outgoings aside from VAT.

Whole first floor - is let to Ryan Property Tax Consulting Services Ltd for a term of 2 years from the 1st August 2025. The Tenant has the option to terminate the lease at any time after the 1st August 2026 by giving the Landlord 2 months prior written Notice. The rent passing is £62,411 per annum The floor is let on internal repairing terms and the lease is excluded from the Landlord & Tenant Act 1954.





Price

Offers are invited in the region of £600,000 subject to contract and exclusive of VAT

Business Rates

The Valuation Office Agency website lists the property as a single assessment with a current (January 2026) Rateable Value of £37,250.

From the 1st April 2026, the Rateable Value will increase to £42,000.

Energy Performance Certificate

The whole building is covered by one Certificate with a rating of 95 in Band D.

https://find-energy-certificate.service.gov.uk/energy-certificate/0730-0736-1869-0829-5096

Utilities

The property is connected to mains water, drainage and electricity.

Legal Costs

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

Contact

Huw Thomas

01249 704345

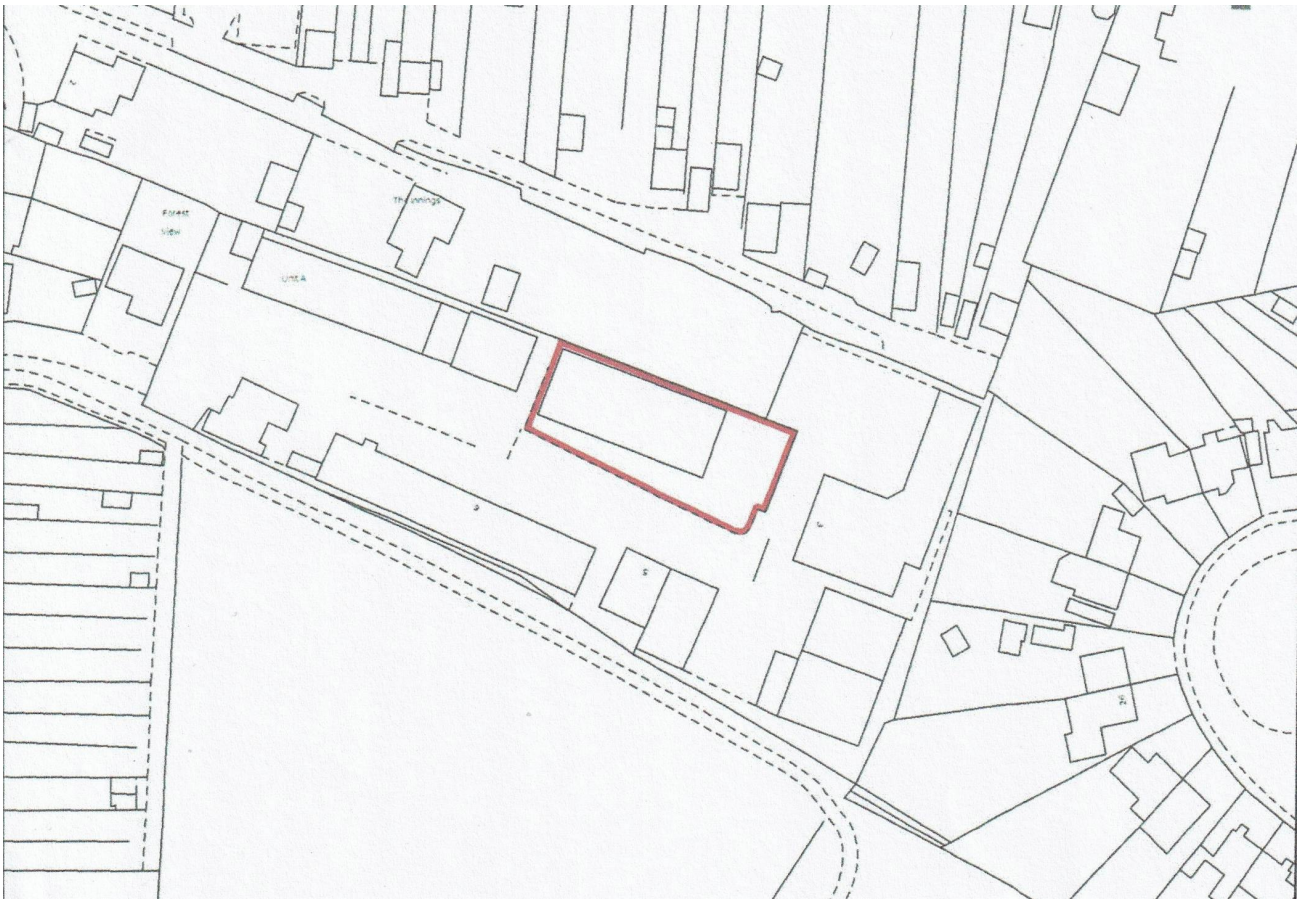
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Forest View
The Innings
Unit A