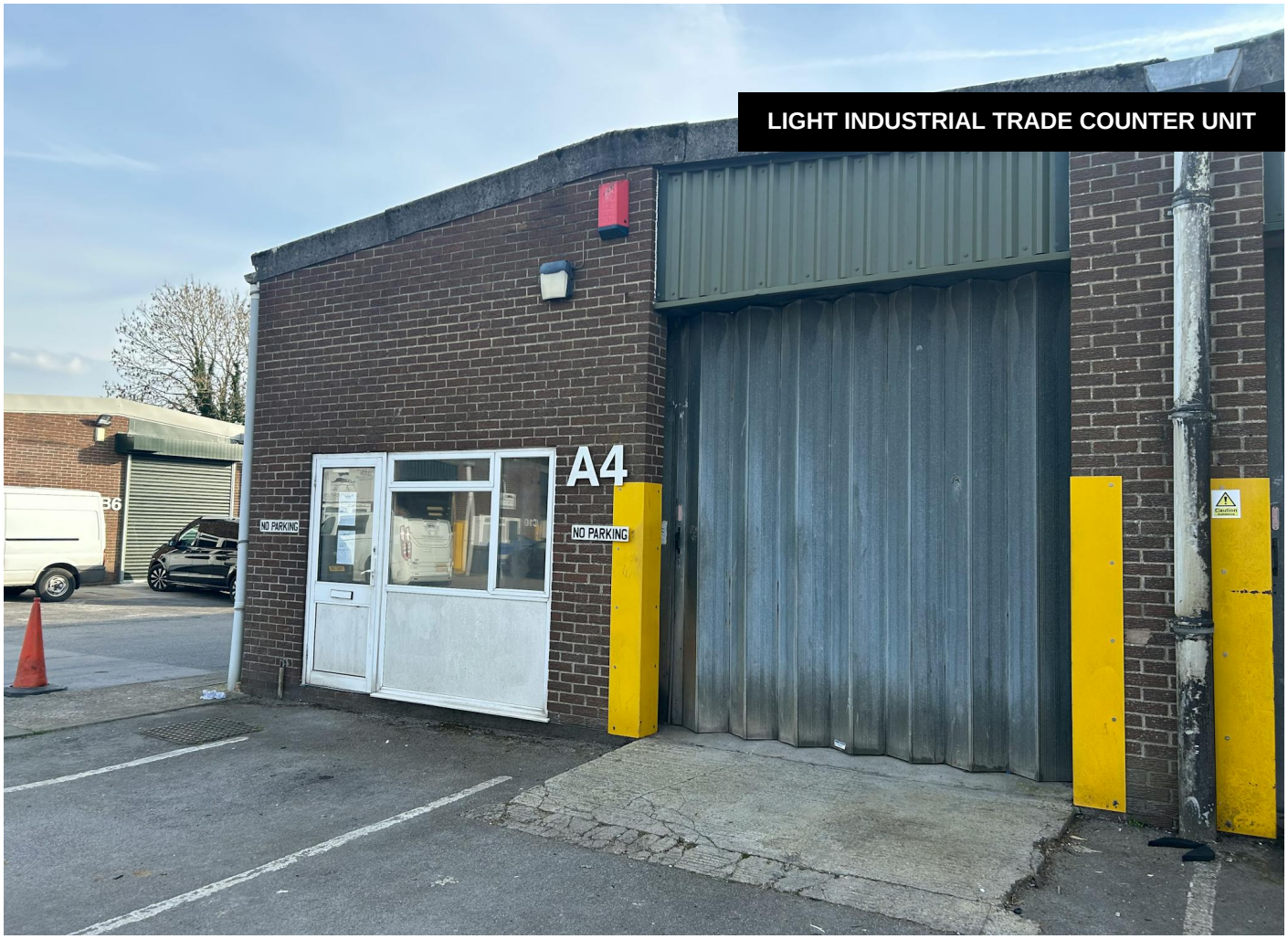
**TO LET** - INDUSTRIAL

# Unit A4, Erin Trade Centre

## Bumpers Farm, Chippenham, SN14 6NQ




## Key Highlights

- 1,417 sq ft
- III Phase power supply
- Popular trade counter location
- Refurbished
- Full height loading door

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

## Description

Unit A4 is an end terraced unit of steel frame construction with brick cladding to the external elevations. It's accessed via a full height loading door (2.75m wide x 3m high), with a separate personnel entrance to the side.

Internally, the unit will benefits from lighting, WC and III phase electricity supply. Externally there are two allocated car parking spaces. The eaves height is approximately 3.95m.





## Location

Bumpers Farm is Chippenham's principal industrial estate situated on the north west side of the town. It is adjacent to the A350 which links to both the A4 for Bristol and Bath and Junction 17 of the M4, approximately 4 miles to the north. The Erin Trade Centre is situated close to the entrance to the Bumpers Farm on the south side of the main estate road.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground | 1,400 | 130.06 |
| **Total** | **1,400** | **130.06** |

## Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The quoting rent is £16,250 per annum exclusive of VAT, service charge, business rates and all other costs of occupation.

Each party is to bear their own legal costs.

## EPC

The property has a rating of 120 within Band E

## Business Rates

Rates payable: £8,483 per annum

*(based upon Rateable Value: £17,000)*

## Contact


### Alastair Andrews

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A4
NO PARKING
NO PARKING



