

6 Union Rd, Chippenham, Wiltshire SN15 1HW



TO LET

£19,500 pa

- Office/Workshop
- Versatile Space
- Parking onsite
- Flexible Lease Terms

Location and Description

The property is located within a commercial complex on Union Road next to Chippenham's mainline railway station. The station provides a frequent fast service to London Paddington. Chippenham is in easy driving distance to J17 of the M4. 6 Union Road comprises of over 8 commercial units including storage, office and workshop space. Hathaway Retail Park is only a few minutes' walk from the property with occupiers including Tesco and Halfords.

This ground floor unit provides flexible accommodation made up of storage, workshop and office space. The property is self-contained and benefits from a WC, double door access and good natural light. The unit has electrical sockets, strip lighting and double ceiling height in parts. Car parking is available for vehicles if required. Please note that the fixtures, fittings and services have not been tested.

Accommodation

The unit has been measured in accordance with International Property Measuring Standards (IPMS) 2 - Industrial* and offer the following levels of accommodation:

Area (IPMS 2- Industrial)	Sq. ft	Sq. m
Ground Floor - Front workshop/office	2762	256.63
Ground Floor - Rear workshop	736	68.38
TOTAL	3498	325.01

* All measurements approximate.

Tenure and Rental

The premises are available by way of a new lease on flexible terms to be negotiated at an asking rent of £19,500 per annum. The tenant will be responsible for all outgoings and a service charge will be levied to recover building insurance.

Legal Costs

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

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand the property is not elected for VAT currently and therefore VAT will not be payable on the rent.



Energy Performance Certificate

The EPC associated with this property is rated at D- 92.

Services

Mains electric, gas, water and waste is connected to the unit. Hunter French Commercial have not tested any of the services supplied and recommend that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.

Planning

We have been advised that the property has an existing Class E - Business use under the Town and Country Planning (Use Classes) Order 1987 (as amended). We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council.

Viewing

Strictly by appointment through the Hunter French Commercial.
T: 01249 715775 Email: commercial@hunterfrench.co.uk

