

HOOTONS

***UNIT 11 VILLIERS HOUSE
LANSDOWNE COURT
BUMPERS FARM
CHIPPENHAM
SN14 6RZ***

***TO LET
(MAY SELL)***

***2,788 sq ft
(259 sq m)***



The property sits on the well-established Bumpers Farm Industrial Estate which is located to the west of Chippenham town centre. The Estate benefits from direct access to the A350 Weston bypass and situated approximately 4 miles south of Junction 17 of the M4 motorway. The Estate has proved attractive to a mixture of office, industrial, retail warehouse and car showroom operators, and is Chippenhams premier business location. The premises are located at the end of Bumpers Way.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

Unit 11 is part of phase two of the Lansdowne Court development comprising ten units.

The subject premises were constructed in 2003 and comprise a two storey office building, with brick elevations under a pitched slate roof. Internally the offices can provide open plan space but are currently partitioned off to form various individual offices.

- Suspended ceilings with recessed lighting
- Air conditioning
- Fully carpeted throughout
- Male/female and disabled WC
- Shower
- Kitchen facilities
- Security alarm
- 9 Car parking spaces

The accommodation benefits from high quality demountable partitioning and is fully cabled thereby minimising fit out costs.

ACCOMMODATION

The approximate net internal area is as follows:-

Unit 11 259.00 sq m (2,788 sq ft)

TERMS

The premises are available to rent for a term to be agreed subject to an initial rent of £28,000 per annum exclusive.

Offers will also be considered for a purchase by way of a 999 year lease, from 29 September 1989 at a fixed ground rent of £200 per annum. Such offers should be in the region of £350,000.

RATES

Rateable Value: To be assessed.

PLANNING

We understand the property benefits from an existing planning consent for B1 Use. Detailed information can be obtained from the planning department of Wiltshire Council Tel 01249 706111

LEGAL COSTS

Each Party is to be responsible their own legal costs in connection with this transaction.

VAT

All figures quoted are exclusive of VAT

VIEWING & FURTHER INFORMATION

By appointment with the joint agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: George Cousins, Nigel Hooton or
Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

57

This is how energy efficient the building is.

NOTICE

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