

# METHUEN COURT

CHIPPENHAM SN14 0ZE



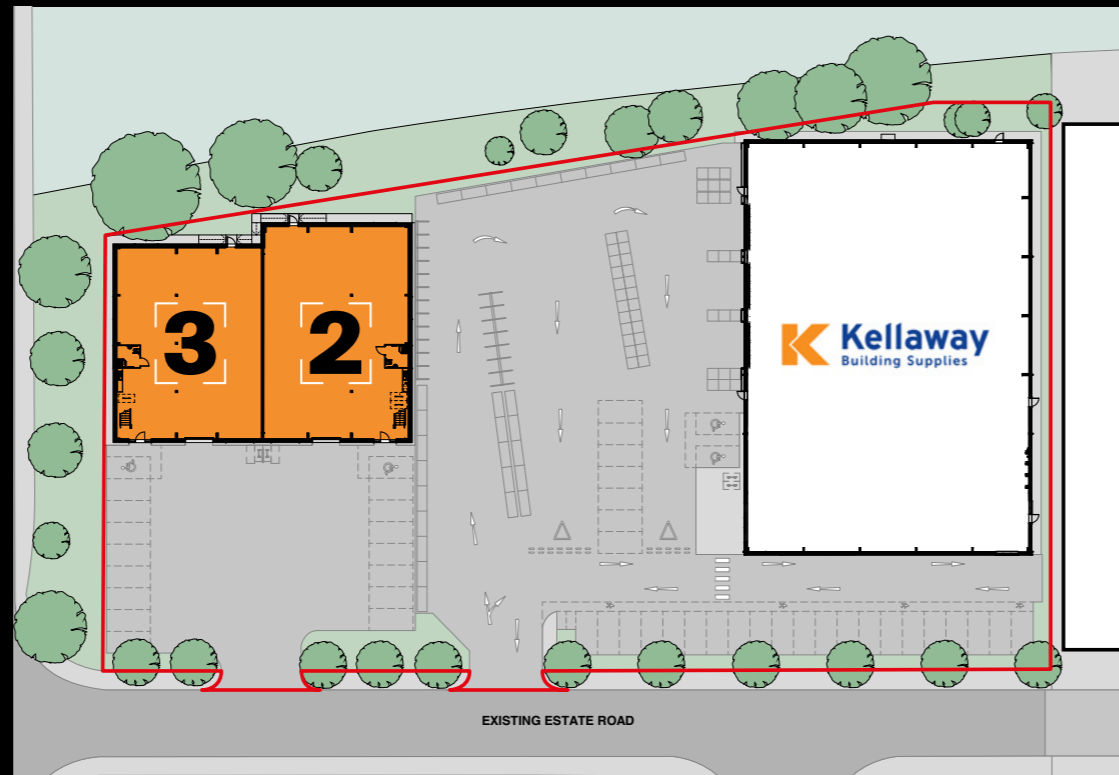
**TWO NEW INDUSTRIAL UNITS  
FOR SALE OR TO LET**



# METHUEN COURT

## The two units can be combined to provide 995 Sq M (10,719 Sq Ft)

Methuen Court is a new development providing two modern business units in this thriving area of Chippenham. The new commercial scheme is situated within the well-established Methuen Park area and is bordered by other business units, new residential development, major company HQs as well as food and retail outlets.



Description	Area (Sq M)	Area (Sq Ft)
<b>Unit 2</b>		
Ground	371	3,993
Mezzanine	149	1,612
<b>Unit 2 Total GIA</b>	<b>520</b>	<b>5,605</b>
<b>Unit 3</b>		
Ground	334	3,594
Mezzanine	141	1,520
<b>Unit 3 Total GIA</b>	<b>475</b>	<b>5,114</b>
<b>Total GIA</b>	<b>995</b>	<b>10,719</b>

All areas quoted are subject to final measurement



LOADING DOORS



MINIMUM EAVES HEIGHT 6M



HIGH QUALITY ELEVATIONS



ALL MAIN SERVICES (INCL. 3 PHASE ELECTRICITY)



LOADING 30KN PER SQFT



ON SITE BIKE STORAGE



KITCHENETTE AND WC FACILITIES



CAR PARKING (INCL. ELECTRIC CHARGING)





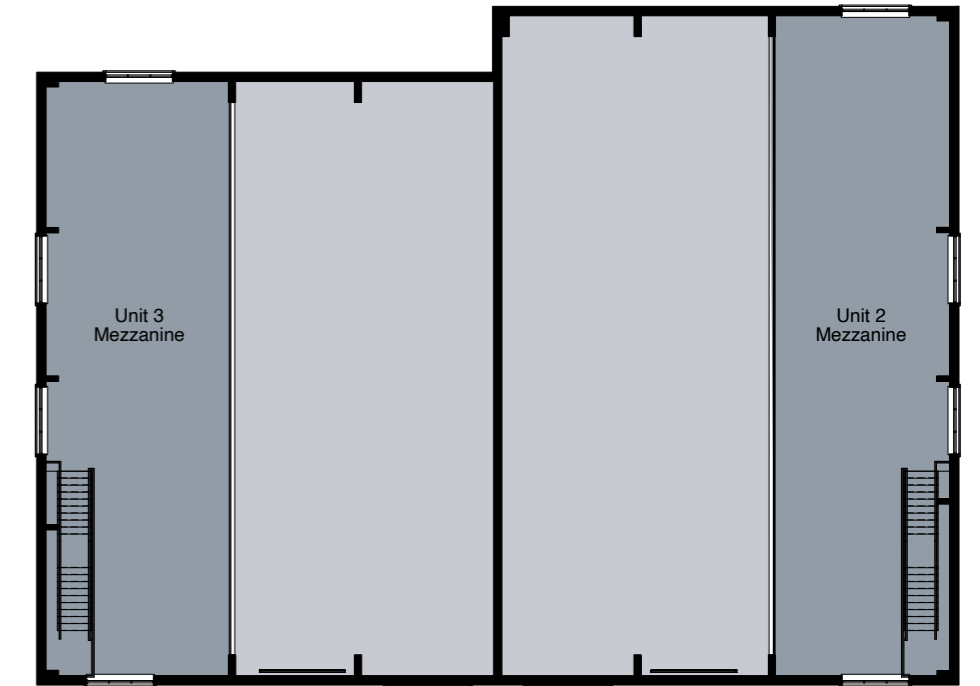
# METHUEN COURT

All areas quoted are subject to final measurement



3,594 Sq Ft  
Ground Floor Level

3,993 Sq Ft  
Ground Floor Level



1,520 Sq Ft  
Mezzanine

1,612 Sq Ft  
Mezzanine

# METHUEN COURT

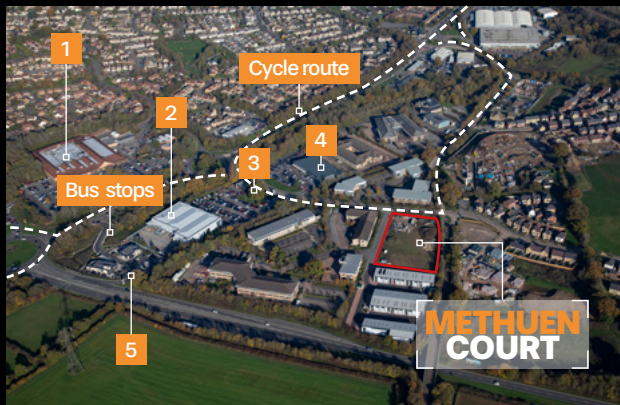
## Location

Methuen Park is located on the edge of Chippenham and forms part of its largest commercial area. J17 of the M4 motorway is less than 10 minutes' drive to the north and with excellent access via the A350 to the rest of Wiltshire and the South Coast. Chippenham (2.2 miles) has a mainline service to London Paddington, and Bristol and Heathrow airports (37 and 86 miles respectively) via the M4.

## Transport Connections

Chippenham	2 Miles
Melksham	6.5 Miles
Bath	11.5 Miles
Swindon	22 Miles
Bristol	28 Miles

The property is situated to the south of the A350 and lies less than 6 miles from Junction 17 of the M4 motorway north.



- 1 Sainsbury's 2 Bath Road retail park 3 Costa 4 Aldi 5 KFC Costa drive-thru



## Energy Performance Certificate

It is anticipated the completed units will have an EPC rating of A.

## Tenure

The units are available on either a freehold or leasehold basis.

## Business Rates

An assessment of the rateable value will be undertaken by the Valuation Office Agency on completion of the units.

## Quoting Terms

Unit 2 £1.1M (£196psf)  
Unit 3 £1.0M (£196psf)

## Further Information

For further information please contact joint sole agents:

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