

alder king

PROPERTY CONSULTANTS

TO LET

6 Cornbrash Park

Chippenham SN14 6RA

Warehouse/Workshop/Laboratory/Office Premises – 4,876 sq ft (452.96 sq m)

 Carbon
ThreeSixty

Location

Chippenham is located on the M4 corridor midway between Bristol and Swindon. The Town benefits from excellent motorway access with Junction 17 of the M4 motorway being approximately 4 miles north via the A350 dual carriageway.

The mainline railway station provides access to London Paddington in 1¼ hours and is in the town centre just 2 miles away. Numerous retail facilities are situated close by including Lidl, Sainsburys and Morrisons supermarkets.

The property is situated in Cornbrash Park, Bumpers Way which forms part of the established Bumpers Farm Industrial Estate, the main employment location in Chippenham.

M4 – J17



4 miles northeast

A350



¼ mile north

**Chippenham
Town Centre**



1¾ miles

Swindon



20 miles



Accommodation

Description

Unit 6 is a modern semi-detached facility offering a large warehouse/workshop area which is free of columns and accessed via an up and over loading door measuring 3.6m wide by 5m high.

There is an open plan area previously used as a laboratory which has epoxy floor paint, a suspended ceiling with recessed LED lighting and perimeter windows. This area is linked by a double pedestrian door to the warehouse. There is a separate kitchenette area and male & female wc's.

At first floor the open plan offices are carpeted with a large meeting room, all of which are comfort cooled.

Services

There is a 200kVa 3 phase power supply. The incoming gas supply is capped off but can be reinstated.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

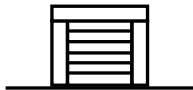
The accommodation has a total of 12 allocated car parking spaces but can easily provide for 19 cars as well as dedicated HGV access.

Area	Sq ft	Sq m
Ground Floor Warehouse	2,108	198.82
Ground Floor Lab/Storage	1,384	128.57
First Floor Offices	1,384	128.57
TOTAL	4,876	452.96

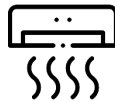
**Eaves height 6.8m
rising to 8.3m**



**Surface loading
door – 3.6m x 5m**



**Comfort
cooling**



**Plentiful onsite
parking**



**LED
lighting**



Kitchenette



**200kVa 3 phase
power supply**



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 or www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency lists the property as “Warehouse and Premises” with a Rateable Value of £37,750 effective from 1 April 2023.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is C(68) and is valid until 11 March 2031. The full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available by way of assignment for the remainder of the existing full repairing and insuring lease which expires on 6 December 2027.

Alternatively, a new lease may be available direct from the Landlord.

Rent

The premises are offered to let at £50,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

7 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/100723

Date: November 2024

Subject to Contract



James Gregory

01793 428106

07917 188006

jgregory@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS



alder king
PROPERTY CONSULTANTS

