



FOR SALE



Unit B6, Ashville Court

Methuen Park, Chippenham SN14 0ZE

Industrial/Warehouse Unit – 2,542 sq ft (236.15 sq m) approx

Location

Ashville Court is a modern development fronting the A350 which is situated at the top of Methuen Park, Chippenham's premier Business Park, on the western fringe of Chippenham. The site fronts the A350 coastal route south and J17 of the M4 motorway is approximately 5.5 miles north.

The 20 business units were constructed in 2021/2022 and are situated within the well established Methuen Park which is home to major occupiers including Bechtel, Wincanton, BT, Green Square Accord, Holman, IWG and Kellaway Building Supplies.

On site facilities include Aldi, M&S Foodhall, Next, TK Maxx, Costa and KFC. A large Sainsburys including a PFS is opposite the Park.

M4



5.5 miles north

Chippenham



2 miles

Swindon



22 miles

Bristol



28 miles



Accommodation

Unit B6 offers full height warehouse accommodation with additional storage/workshop space under the first floor. There is a teapoint at ground level together with a disabled WC facility and a separate store area.

The first floor has been partitioned to provide a large open plan office/showroom area with plentiful natural light and a suspended ceiling incorporating recessed lighting as well as an additional separate store area.





The premises benefit from a security alarm and individual codelocks to all internal doors.

Services

We are advised that all main services are connected to the premises. 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.

Sustainability

The property has several eco-friendly features:

-  Solar panels on the roof
-  LED lighting throughout
-  EV Charging Point
-  3 phase electrical supply

Car Parking

4 allocated spaces are provided together with the loading apron.

Area	sq ft	sq m
Ground Floor	1,679	155.98
First floor	863	80.17
TOTAL	2,542	236.15

Level loading door



Eaves height – 6m



Suspended ceilings



LED lighting



3 phase electrical supply



Kitchenette



WC facilities



4 car parking spaces



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial 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

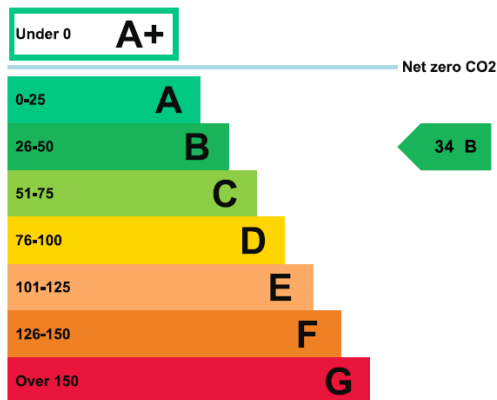
The Valuation Office Agency lists the property as “Warehouse and Premises” with a rateable value of £25,000 from 1 April 2026. Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

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

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection. (Below indicative for units at Ashville Court).



Tenure

The property is available to purchase on a freehold basis with vacant possession.

The owner will contribute to an estate service charge for the landscaping and general maintenance of the estate.

Purchase Price

The property is offered for sale at £525,000 annum exclusive of VAT.

Legal Costs

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

References

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

VAT

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

Anti Money Laundering

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

Viewing Arrangements

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



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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.

