



Bewley House

Ground Floor Arches Suite

The contemporary ground floor Arches office suite offers businesses the space to grow in a carbon neutral building located in central Chippenham.

Property	Bewley House, Marshfield Road, Chippenham SN15 1JW
Size	1,950 sq ft (181.16 sq m)



Specification

The newly refurbished ground floor Arches suite offers self-contained, contemporary open-plan office space. It includes an integral fully fitted kitchen with breakout area, dedicated WC's and own double door entrance.

In addition, the property provides the opportunity for a dedicated meeting room and convenient on-site storage.

Bewley House has a gated car park with EV charging points.

Covered bike storage and dedicated shower block on-site, with lockers, changing rooms and WC's.

How to get here

Bewley House benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive.

Chippenham train station is a only few minutes walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour.

Cycle routes lead directly to the building.

Sustainability

The building is carbon neutral and incorporates many energy saving measures and environmental control systems such as energy efficient lighting, high performance window film and a new heating system with remote monitoring.

Remaining carbon emissions are currently offset with a carbon capture project, the Orinoco reforestation project in Columbia.

Connectivity

Excellent digital connectivity with immediate access to fibre-to-the-property and superfast broadband for seamless business operations.

Rent

In the region of £35,000 subject to terms and financial covenants.

Terms

The office suite is available to rent by way of a new lease with terms structured to individual requirements.

EPC

The current EPC is band B (38).

Business Rates

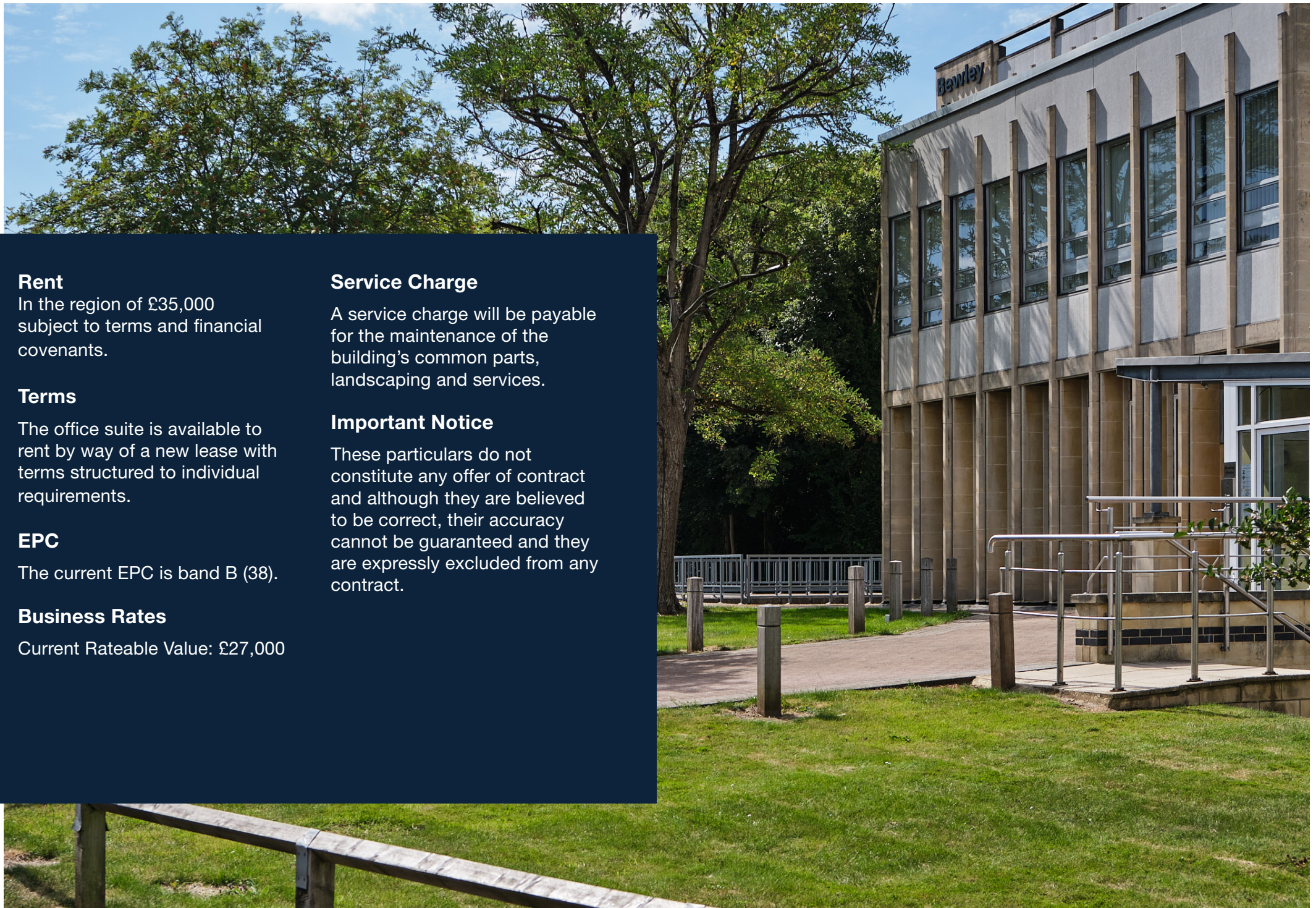
Current Rateable Value: £27,000

Service Charge

A service charge will be payable for the maintenance of the building's common parts, landscaping and services.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.





Viewings

For further information, or to arrange a viewing, please contact the agents.

///what3words

Front Entrance
///friday.signs.gravitate

Car Park
///workflow.saves.headrest



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Brook Suite Kitchen

