



Open Storage Langley Park, Avon
Way, Chippenham, SN15 1GG

To Let

0.7 – 3.22 Acres

Available on a leasehold basis



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Open storage land available on a leasehold basis

Contact & Viewings



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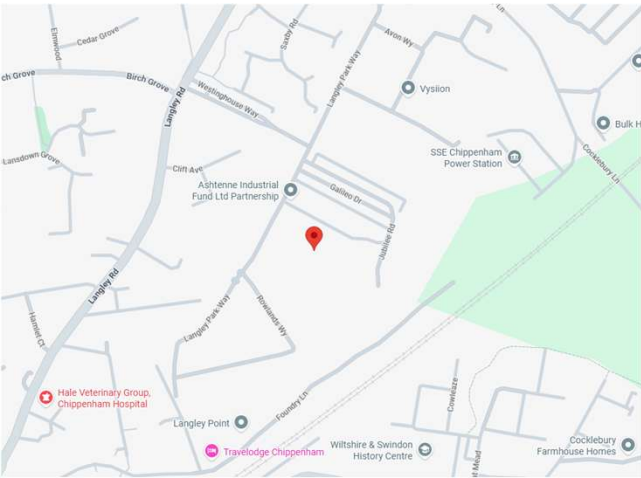


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Description

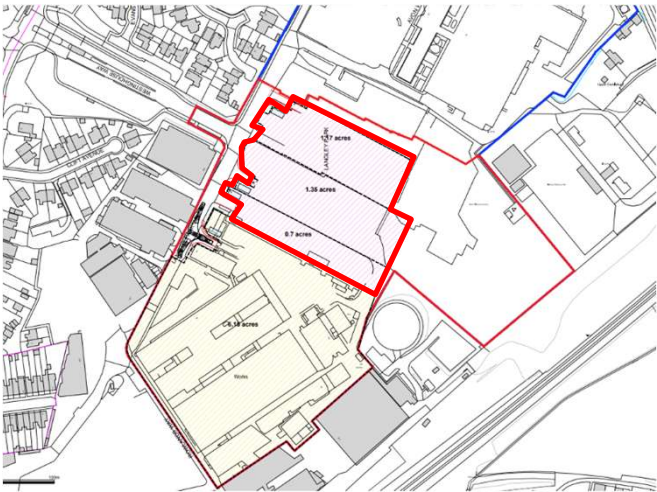
Opportunity to acquire secure open storage land in Chippenham, comprising a surfaced tarmacadam yard with delineated parking bays and plots available from approximately 0.7 acres upwards. The site is arranged across three terraced levels, allowing for straightforward subdivision and secure segregation for occupiers if required.

The site can be occupied as a whole or subdivided to suit individual operational requirements. Benefiting from 24/7 security and flexible plot configurations, the site is well suited to a variety of uses, including vehicle and trailer storage, logistics operations, plant and machinery storage, contractor compounds, and other open storage purposes.

Location

The property is situated on the established Langley Park estate in Chippenham. Langley Park is a secure estate with 24-hour access and is located approximately 3.5 miles south of Junction 17 of the M4 motorway, accessed via Langley Road (B4069).

Chippenham town centre and the mainline railway station are within walking distance of the estate. Chippenham provides direct rail services to Bristol, Swindon, Bath and London Paddington, while the M4 motorway offers access to the wider regional and national road network.



Terms

A lease term of 12 to 18 months is available, with the potential for an extension by agreement between the parties.

Planning

Interested parties should make their own enquiries with the Local Planning Authority regarding the lawful planning use.

Rent

Rent on application.

Service charge

Service charge on application

Availability

Available from November 2026.

Area	Approx Size	Availability
Site A	1.17 acres	November 2026
Site B	1.35 acres	November 2026
Site C	0.7 acres	November 2026
Combined	Up to 3.22 acres	November 2026

