



B1

METHUEN SOUTH

METHUEN PARK
BATH ROAD
CHIPPENHAM SN14 0GT

**ATTRACTIVE MODERN OFFICE BUILDING
30 ON-SITE PARKING SPACES**

TO LET
5,177 – 10,366 SQ FT
(480.9 TO 963 SQ M)

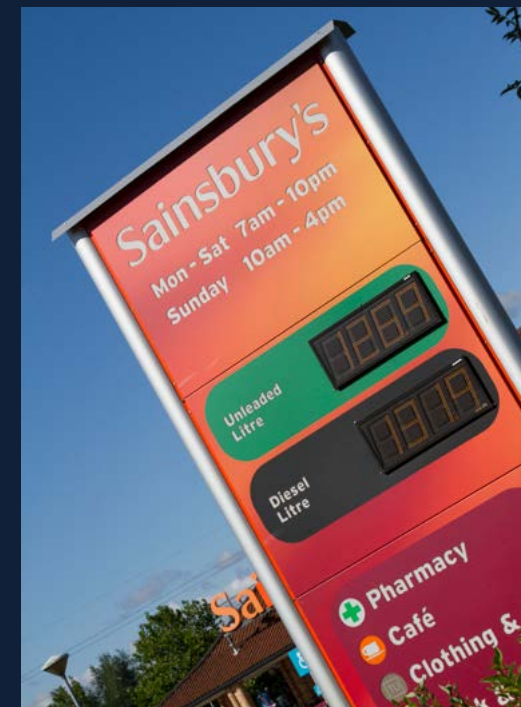


Location

Chippenham is an attractive and historic market town, strategically located 20 miles east of Bristol, 12 miles north east of Bath, 20 miles west of Swindon and 110 miles west of London. It is located on the M4 Motorway and the town centre is 4 miles south of Junction 17.

Chippenham benefits from being on the main railway line between London Paddington and the West Country, with a journey time to London of 1 hour 15 minutes.

Methuen Park is an established business park which is situated on the A4 approximately 1 mile to the west of the town centre, and 5 miles from Junction 17 of the M4. Local amenities include Bath Road Retail Park with Costa Coffee, Next, TK Maxx, and M&S Foodhall, with a Sainsbury's superstore, McDonalds and KFC drive-throughs also close by, along with a children's nursery.







Description

Methuen South comprises 6 high quality office buildings arranged in 3 semi-detached blocks in a landscaped setting with on-site car parking.

Building B1 comprises a modern self-contained office building with brick and profile clad elevations, arranged on ground and first floors.

Car parking

The building benefits from 30 designated on-site parking spaces (1:345 sq ft).

Amenities

The building benefits from the following amenities:



Full access raised floor



Comfort cooling



Gas fired central heating



Suspended ceilings with inset LED lighting



Male, female and disabled WC facilities



Passenger lift



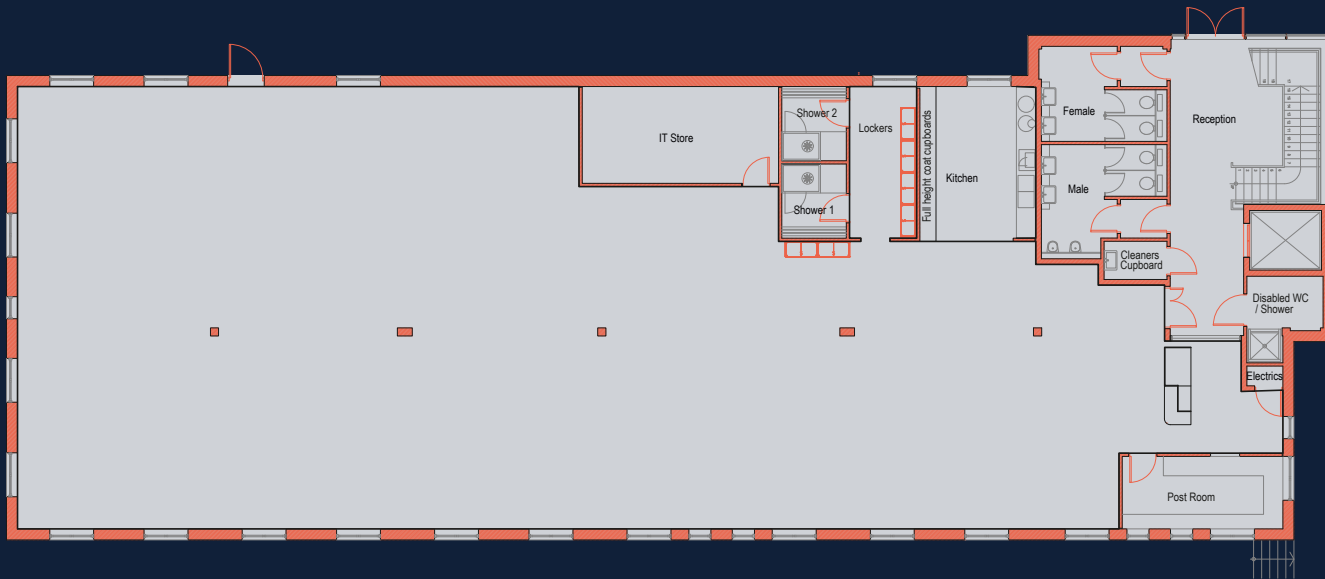
Accommodation

The building provides the following approximate floor areas (measured on a Net Internal Area basis).

FLOOR	SQ FT	SQ M
Ground Floor	5,189	482.1
First Floor	5,177	480.9
TOTAL NIA	10,366	963.0

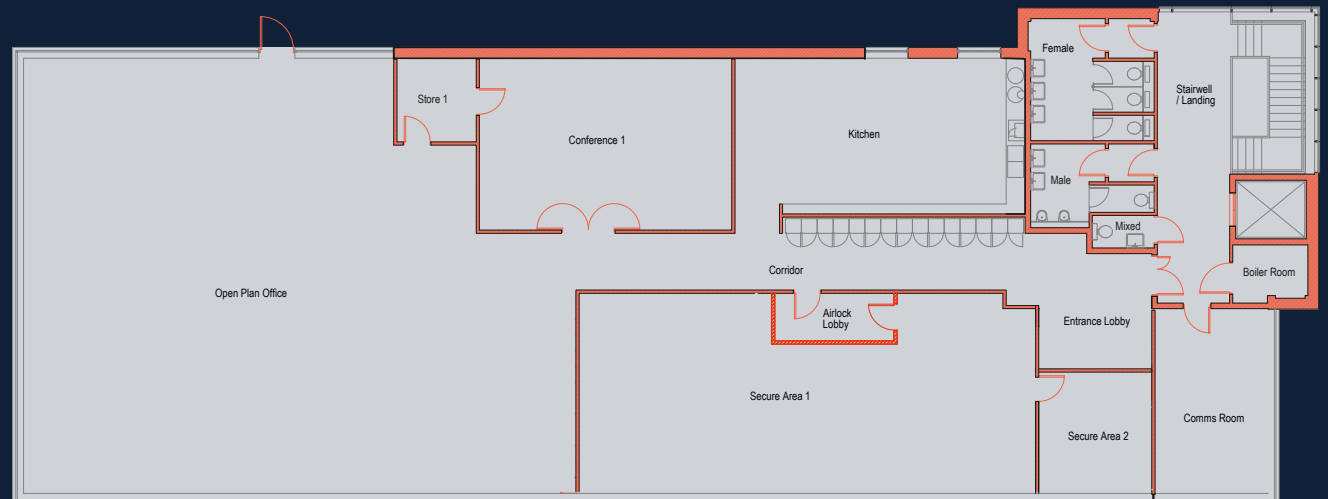


Plans



GROUND FLOOR
(Indicative Plan)

FIRST FLOOR





Tenure

The property is available by way of new full repairing and insuring lease(s) direct from the landlord.

Rent

Upon application.

EPC

The building has an EPC assessment of Band C – 72.

VAT

All figures quoted are exclusive of VAT, where applicable.

Business Rates

The building is assessed for Business Rates purposes as follows: -

Ground Floor	Rateable Value £79,500
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First Floor	Rateable Value £79,500
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Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Further information

For further information, or an appointment to view, please contact:-

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. L/HTC Hollister HD2630 07/26