



FLEXIBLE OFFICE SPACE TO LET  
**3,589 - 7,180 SQ FT**

GREENWAYS BUSINESS PARK CHIPPENHAM SN15 1BN



FULLY REFURBISHED  
RECEPTION AND COMMON  
AREAS

FITTED WITH HIGH QUALITY  
BREAK OUT SPACES, FITTED  
RECEPTION AND MEETING  
ROOMS

RAISED FLOORS

OPENABLE WINDOWS

AIR CONDITIONING

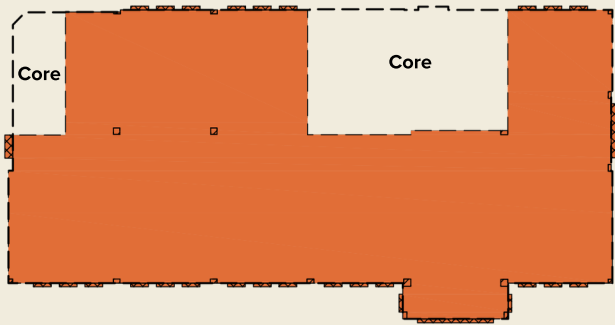
LED LIGHTING

DEMISED SHOWER WITHIN  
THE SECOND FLOOR OFFICE  
CAR PARKING AT 1:326 SQ FT

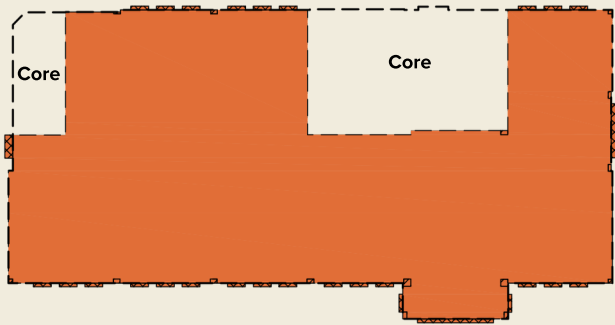
MORE PARKING AVAILABLE,  
SUBJECT TO SEPARATE  
AGREEMENT



# BUILDING 5: FLOOR PLAN



**First Floor**  
To let - 3,589 sq ft



**Second Floor**  
To let - 3,591 sq ft



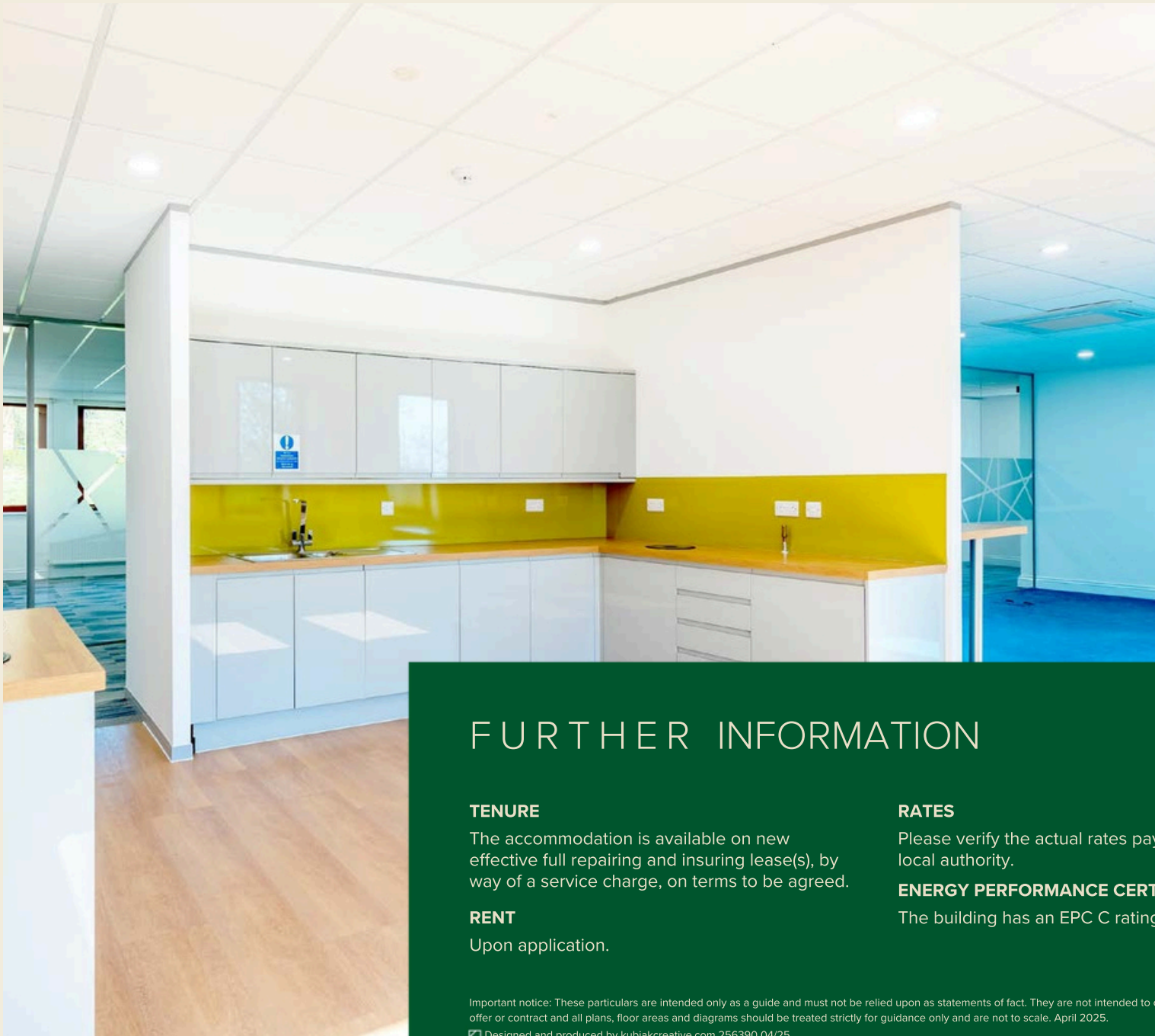
Building 5 – Second Floor



## BUILDING 5: AVAILABILITY

First	3,589 sq ft
Second	3,591 sq ft
<b>Total</b>	<b>7,180 sq ft</b>





For further information and current availability, please visit

[GREENWAYSCHIPPENHAM.CO.UK](https://greenwayschippenhams.co.uk)



## FURTHER INFORMATION

### TENURE

The accommodation is available on new effective full repairing and insuring lease(s), by way of a service charge, on terms to be agreed.

### RENT

Upon application.

### RATES

Please verify the actual rates payable with the local authority.

### ENERGY PERFORMANCE CERTIFICATE

The building has an EPC C rating.

Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. April 2025.

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### VIEWING

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



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