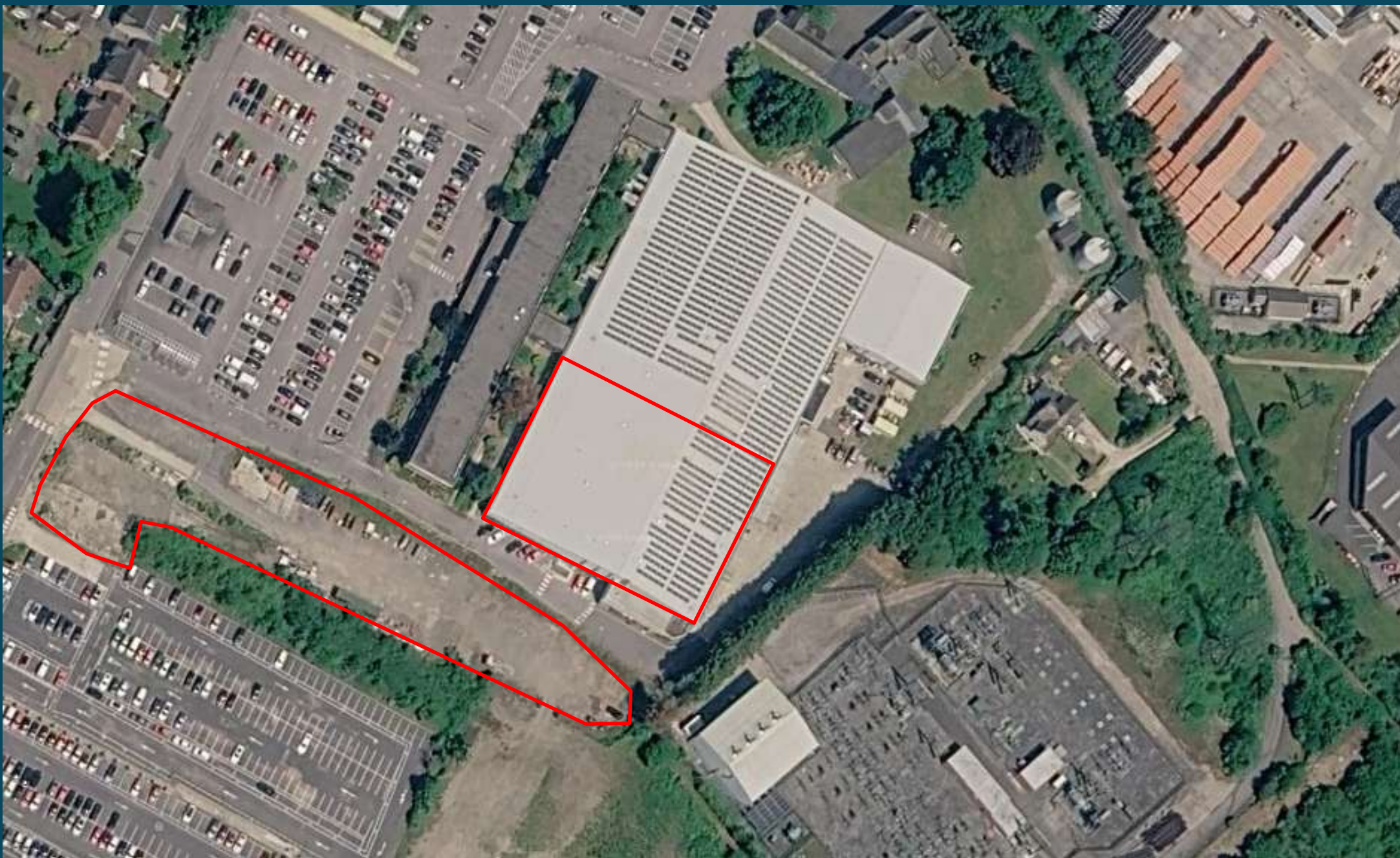




E4.1 & E4.3 Langley Park, Avon Way
Chippenham, SN15

To Let

26,233 sq ft

Unit available on a leasehold basis



E4.1 & E4.3, Langley Park, Avon Way, Chippenham, SN15 1GG

Warehouse unit available on a leasehold basis

Contact & Viewings



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Joint Agent



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Description

The property comprises part brick and part steel profile clad elevations beneath an insulated steel profile roof. The unit benefits from LED lighting and an internal eaves height of 5.10m.

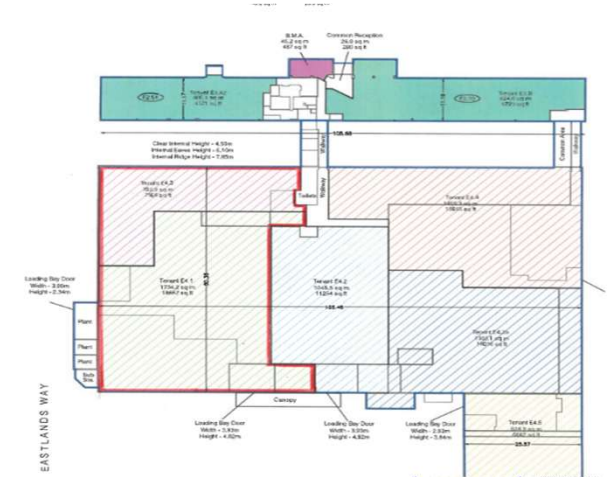
The warehouse accommodation is a clear open-plan space and benefits from access to a rear yard, together with an additional side yard providing additional external storage and operational space, served by a new electrically operated up-and-over loading door.

The ancillary accommodation comprises open-plan office space together with modern shower and WC facilities. This area is due to undergo a comprehensive refurbishment, following which it will provide modern and well-presented office accommodation.

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.



Viewings

Strictly by appointment with the agents.

Terms

The property available by way of a new lease, with terms to be negotiated.

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

	Sqft	Sqm
Warehouse	18,667	1,734.2
Office/Ancillary	7,566	702.9

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.