



To Let

Detached warehouse / production facility in central Chippenham location

- Ease of access to M4 Junction 17 via the new Kilverts Way link road
- Large parking provision
- 8m eaves clear height to part
- Excellent access to public amenities

R5 - R10 Langley Park

Chippenham, SN15 1GE

209,762 sq ft

19,487.53 sq m

Reference: #211403

R5 - R10 Langley Park

Chippenham, SN15 1GE



Summary

Available Size	209,762 sq ft / 19,487.53 sq m
Service Charge	N/A
EPC	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	209,762	19,487.53	Available
Total	209,762	19,487.53	

Description

The premises are configured as a series of interconnected bay-style warehouses, being of steel portal frame construction. The roof has been over-clad in 2018 along with works to the external cladding. Full eaves height, where available, is c. 8m. Loading is provided via a series of level access loading doors onto a small loading yard, with parking to the side and front elevations, as well as demised spaces in the middle plateau of the wider site.

Property availability timings are to be confirmed.

Tenure - The property is available by way of leasehold for a term of years to be agreed

Rent - Terms available on application

VAT and Rates excluded from quoting rent

Location

Chippenham, located in Wiltshire, UK, offers excellent connectivity and a strategic location for businesses. Situated alongside the M4 motorway with good access between London, Bristol and Birmingham.

Bath: Just 12 miles southeast, 30-minute drive.

Bristol: Located 25 miles west, 35-minute drive.

Swindon: Situated 29 miles northeast, 30-minute drive.

Southampton Port: Approximately 70 miles south