



**GREENWAYS**

BUSINESS PARK

OFFICE TO LET - AVAILABLE MARCH 2025  
**3,488 – 18,478 SQ FT**

GREENWAYS BUSINESS PARK CHIPPENHAM SN15 1BN



GREAT OPPORTUNITY FOR  
SINGLE OCCUPANCY DEMISE

SPLIT OPTIONS AVAILABLE  
FROM 3,488 SQ FT

MALE, FEMALE AND ACCESSIBLE  
TOILETS TO EACH FLOOR

PASSENGER LIFT

AIR-CONDITIONING

OPENABLE WINDOWS

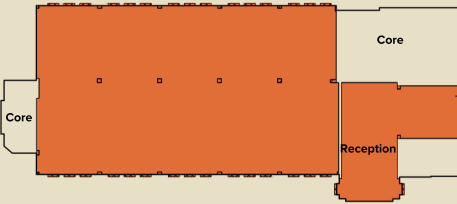
RAISED FLOORS

CAR PARKING AT 1:325 SQ FT

MORE PARKING AVAILABLE  
SUBJECT TO SEPARATE  
AGREEMENT

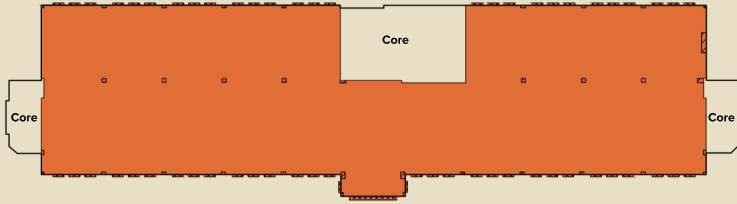


# BUILDING 6: FLOOR PLANS



n Ground Floor

To let - 4,176 sq ft

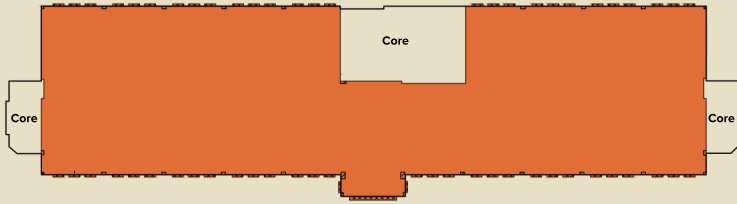


n First Floor

To let - 7,143 sq ft

n Second Floor

To let - 7,159 sq ft



Indicative image: Fourth floor Unit 4



## BUILDING 6: AVAILABILITY

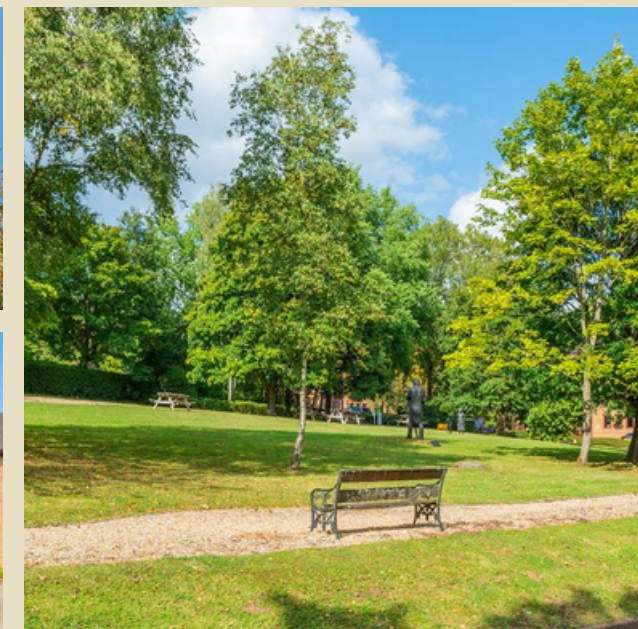
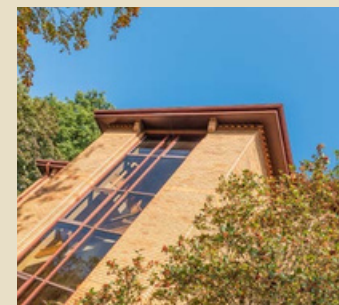
GroundFloor	4,176 sq ft
First Floor	7,143 sq ft
Second Floor	7,159 sq ft
<b>Total</b>	<b>18,478 sq ft</b>





For further information and current availability, please visit

GREENWAYSCHIPPENHAM.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 B rating.

## VIEWING

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



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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. January 2025.

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