HPH
Commercial Property

Bewley House, Second Floor

Chippenham



Second Floor
Bewley House
Marshfield Road
Chippenham SN15 1JW

2,695 sq ft (250.37 sq m)

alder king
PROPERTY CONSULTANTS

loveday

Contemporary office space in central Chippenham

The second floor at Bewley House offers contemporary, flexible open-plan office space in a central Chippenham location. Extending to 2,695 sq ft, the suite provides businesses with flexible space to establish and grow their team.

Bewley House is owned and managed by HPH, giving occupiers a direct point of contact for the building and its shared facilities.

On-site facilities

- **High-speed broadband ready to use**
- **Secure gated on-site car park**
- **10 designated car parking spaces**
- **Electric-vehicle charging points**
- **Covered cycle storage**
- **Dedicated shower block**
- **Lockers, changing rooms and WCs**



About the property

The suite offers bright accommodation with natural daylight on both elevations and a flexible layout that can be configured as open-plan or partitioned space to suit occupier requirements.

An integral, well-appointed kitchen and breakout area, WCs and convenient on-site storage* support day-to-day use, day to day use, as well as a large high specification meeting room. Space planning assistance is available if required.



Property and lease information

Rent: £54,000 per annum excluding VAT, subject to terms and financial covenants.

Terms: The office suite is available by way of a new lease, with terms structured to individual requirements.

EPC: The current EPC is band B (33).

Business rates: Current Rateable Value: £43,750.

Service charge: A service charge is payable for the maintenance of the building's common parts, landscaping and services.

***Storage:** Convenient on-site storage space is available in the basement (with independent level access) by way of separate negotiation.

These particulars do not constitute any offer or contract. Although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Location

Bewley House provides convenient access to the M4, with Bristol, Swindon and Bath within approximately 30 minutes by car. Chippenham railway station is a short walk away, providing mainline service connections to major cities and towns. Direct trains from Chippenham reach London Paddington in just over an hour, with the Elizabeth line providing onward connections to Canary Wharf in approximately 17 minutes.

The building is also close to Chippenham town centre facilities, giving occupiers easy access to local shops, cafés and amenities. Cycle routes lead directly to the building, supporting straightforward journeys by bike as well as by road and rail.

A bus stop is located just outside the building on Marshfield Road, further enabling easy journeys to work by public transport.



Viewings and enquiries

For further information, or to arrange a viewing, please contact the appointed agents.

alder king PROPERTY CONSULTANTS

James Gregory
T: 07917 188 006
E: jgregory@alderking.com
W: alderking.com

loveday

Huw Thomas
T: 07970 494 369
E: huw@loveday.uk.com
W: loveday.uk.com

what3words

Front entrance: ///friday.signs.gravitate
Car park: ///workflow.saves.headrest

Keeping you well-connected

Bewley House offers fibre-to-the-property infrastructure and access to high-speed broadband, supporting reliable day-to-day business operations.



Backbone Connect at Bewley House

Backbone Connect is an IT service provider at Bewley House, giving occupiers the option to arrange business-grade internet, telephony and cloud services through the building's existing infrastructure.

Using an established building connection can shorten installation times and may avoid the need for a new wayleave or disruptive construction work. Occupiers remain free to use another provider if they prefer or already have an existing contract.

Optional IT and moving-in support

Subject to the occupier's requirements and a separate agreement, Backbone Connect can also provide:

- **Business-grade internet services and technical support**
- **Telephony and call-management services**
- **Private connections to Microsoft Azure, Amazon Web Services and Google Cloud**
- **Structured cabling and server-room fit-out**
- **Hardware setup and cabinet installation**
- **Desktop and telephony setup**

Energy and resource efficiency

Bewley House incorporates a range of energy-saving measures and environmental control systems designed to improve efficiency and reduce energy consumption.

Features include energy-efficient lighting, high-performance window film and an upgraded heating system with remote monitoring.

Energy cost stability

Energy prices held at 2025 levels until October 2028. Benefit from greater stability over your energy costs and plan ahead with confidence.

A carbon-neutral building

Bewley House is a carbon-neutral building, reflecting HPH's commitment to reducing environmental impact and improving the sustainability of its properties.

Carbon-neutral since 2008

HPH has been carbon neutral since 2008, reflecting our long-standing commitment to sustainability. We continually seek ways to improve resource efficiency, reduce environmental impact and provide comfortable, efficient working environments for our occupiers.