

**TO LET - OFFICE**

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# 21 Gladstone Road

Chippenham, SN15 3BW



## Key Highlights

- 1,180 sq ft
- Ground floor suite with front and rear access
- New lease available
- Town centre location
- On site car parking for 6 cars
- £16,000 per annum + VAT

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## Description

The ground floor office suite can be accessed via the front door from Gladstone Road, or via a rear patio doors from the car parking area,

In its current partitioned format, the suite has a front entrance lobby, leading into a central office space with 3 partitioned rooms, a small kitchenette and an under stairs storage cupboard. The internal partitioning could be removed to provide a fully open plan space. The office space is fully carpeted, has gas fired central heating and Cat II lighting. The UPVC double glazed doors leading out the car park area have a steel electrically operated security shutter on the outside,

A door leads out to a shared side lobby area off which are two toilets for the exclusive use of the ground floor tenant.

## Location

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

21 Gladstone Road is a detached office building with its own car park at the rear.

The building is adjacent to the The Gladstone pub, directly opposite the popular Chippenham Community Hub and a short distance away from Chippenham's library, bus station and Borough Parade shopping centre with occupiers including Waitrose, New Look and Cafe Nero.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,138	105.72	Available
Ground - Kitchen	22	2.04	Available
Ground - Store cupboard	20	1.86	Available
<b>Total</b>	<b>1,180</b>	<b>109.62</b>	

## Terms

The office suite is offered on a new effectively full repairing and insuring lease for a term to be agreed.

The Tenant will be responsible for the internal repair and decoration of the suite and will pay a fixed contribution of £1,200 per annum as a contribution to the repair and maintenance of the common internal area and the external walls and roof.

The lease will be excluded from the renewal provision of the Landlord & Tenant Act 1954.

## Rent

£16,000 per annum exclusive of VAT that is payable at the standard rate.



## Business Rates

The current Rateable Value of the suite is £13,250. From 1st April 2026 the Rateable Value will increase to £17,500

## Utilities

The office suite has the benefit of mains water, drainage, electricity and gas fired central heating. The ground floor has its own electricity supply and meter. The cost of gas is shared with the occupier of the first floor on a 50/50 basis.

There is a fire alarm in the building serving both floors. The cost of servicing and maintaining the alarm is shared with the first floor tenant.



## Energy Performance Certificate

The property has been assessed for Energy Performance and has been given an Asset Rating of 48 within Band B.

A copy of the Certificate and the recommendation Report is available from the Agent on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Contact

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