

Unit 18

Bumpers Enterprise Centre, Bumpers Farm Industrial Estate, Chippenham, SN14 6QA



Key Highlights

- 602 sq ft
- LED lighting
- New internal repairing lease
- Clear internal space
- Single and 3 phase power supply
- £7,500 per annum NO VAT



Description

Unit 18 is a mid-terrace industrial/ warehouse unit of steel portal frame construction with block walls and a monopitch insulated roof. The height at the front of the unit is approximately 5.2 metres reducing to approximately 3.9 metres at the rear.

The unit has separate pedestrian and loading access, with the latter being via a steel roller shutter door in the front elevation approximately 3.0 metres wide x 3.7 metres high. There is single toilet at the front of the unit.

Location

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.

The Bumpers Enterprise Centre forms part of the major Bumpers Farm Industrial Estate, just off the A350 Chippenham western bypass. The Centre is located on Vincients Road, directly opposite the link road from Bumpers Way.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-------------------|------------|--------------|--------------|
| Ground - Workshop | 602 | 55.93 | Available |
| Total | 602 | 55.93 | |

Terms

The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, but ideally a minimum of 3 years.

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

Rent

£7,500 per annum

NO VAT is payable on the rent.

Uses

The unit is available for workshop or storage uses.

The Landlord will not permit any motor trade related use or any leisure related use such as gym or fitness studio.

Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £6,300.

The Rateable Value is therefore well below the threshold for full Small Business Rate Relief for qualifying occupiers.

Service Charge

A small annual service charge is payable as a contribution to the cost of estate landscaping and the annual clearance of the gutters on the unit.

Energy Performance Certificate

The unit has been assessed for an Energy Performance Certificate at 111 in Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0250-7286-0390-2010-3080>

Legal Costs

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

Contact

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