

9 Avon Reach

Chippenham, SN15 1EE



Key Highlights

- Town centre location
- 1 car parking space
- Immediately available
- Ground floor suite
- Rent to include utilities of £15,000 pa + VAT



Description

The ground floor suite provides a fully fitted open plan office with new carpet floor covering, LED lighting, central heating, internal window blinds and a kitchen unit with sink & drainer and workshop. There is a shared toilet at the rear of the floor. The suite has very good natural lighting with windows to the front and along its main side. Externally there is one allocated car parking space.

Location

Avon Reach is a courtyard office development located in the centre of Chippenham, off Monkton Hill. It is within easy walking distance of all town centre shops and amenities such as the Olympiad Sports Centre, Chippenham's main line railway station is also just a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	604	56.11	Available
Total	604	56.11	

Terms

The suite is offered on new tenancy agreement at a fully inclusive rent to include all outgoings with the exception of Business Rates. Included within the rent are heating, lighting, electric power usage, building insurance, building maintenance and the Avon Reach service charge.

Rent

£15,000 per annum + VAT at the standard rate.

Business Rates

The suite has a Rateable Value effective from 1st April 2026 of £8,600.

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

Energy Performance Certificate

The ground floor suite has an Energy Performance Certificate with a rating of 75 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8324-1449-3462-2861-6565>

Legal Costs

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

Contact

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