

Unit 2

Rowan House, Sheldon Business Park, Chippenham, SN14 0SQ



Key Highlights

- 1,377 sq ft
- Approx 1,377 sq.ft
- On site parking
- £15,000 pa + VAT
- Available in March 2026
- Ground floor suite
- New lease



Description

Rowan House is a modern two storey building with a shared ground floor entrance. Suite 2 forms part of the ground floor. It is mainly open plan with a single partitioned office, a small storeroom, 2 toilets (one with disabled person access) and a kitchen. There is also a useful rank of fitted storage cupboards.

The suite is well presented with carpet floor covering, full suspended ceiling with integral LED lighting ; oil fired central heating; wall mounted air conditioning units and upvc double glazed window units with internal window blinds.

Externally there is extensive car parking space.

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.

Sheldon Business Park is located to the west of the town with easy access to the main A4, A420 and A350 roads. Junction 17 of the M4 motorway is approximately 5 miles distant.

The Business Park comprises a courtyard of buildings with a mix of offices and commercial uses. Rowan House provides suites of good quality offices on both ground and first floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,377	127.93	Available
Total	1,377	127.93	

Terms

The suite is offered on a new effectively full repairing and insuring lease for a term to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Rent

£15,000 per annum exclusive of VAT, which is payable at the prevailing rate.

Business Rates

The current Rateable Value is £12,000.

The recently issued Rating List effective from 1st April 2026, proposes a new Rateable Value from that date of £12,750

Service Charge

There is a service charge of £750 + VAT per annum toward the repair and maintenance of Rowan House and the wider Sheldon Business Park

Energy Performance Certificate

The unit has been assessed for energy efficiency with a rating of 71 in Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0299-2457-8530-7900-7303>

Legal Costs

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

Contact

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