

Unit 2, Prince Rupert House, , Cavalier Court, Bumpers Farm, Chippenham, SN14 6LH



Key Highlights

- 1,860 sq ft
 - Excellent condition internally
 - Available as a whole or possibly individual floors
 - £22,000 pa for whole building
 - Located on popular development
 - 8 on site parking spaces
 - New lease
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Description

Cavalier Court is a development of 16 two storey office/business units, arranged in 4 blocks and constructed around 1990.

Unit 2 forms part of Prince Rupert House and is the first unit on the right hand side when entering Cavalier Court.

The main ground floor entrance leads into a ground floor lobby with stairs to the first floor and a doorway into the ground floor space.

The ground floor provides open plan space and 2 toilets. The space is fully carpeted and has a full suspended ceiling with integral LED lighting. Heating and cooling is via a ducted electric air handling system. Around part of the space is low level dado trunking. There is a fitted kitchen area as part of the open plan space.

The first floor is also fully fitted as office space with full suspended ceiling, carpet floor covering and a partitioned fully fitted kitchen

Location

Chippenham is a popular and expanding town located approximately 4 miles south of the Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon. Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass.

Cavalier Court is located at the end Bumpers Way, the main road into the Bumpers Farm Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	841	78.13	Available
1st - Office	1,019	94.67	Available
Total	1,860	172.80	

Parking

There are 8 allocated parking spaces with the whole unit; 5 immediately in front of the unit and 3 allocated a short distance away.

Terms

The property is offered to let on a new lease, ideally as a whole, though consideration will be given to the letting of separate floors.

Any lease will be on effectively full repairing and insuring basis.

Rent

£22,000 per annum for the whole building.

We are advised that the property is registered for VAT, so VAT at the standard rate will be payable on the rent.

Service Charge

A service charge is payable toward the maintenance of the landscaping and common parts of the Cavalier Court development. The current service charge is approximately £4,100 + VAT per annum for the whole building. The insurance premium payable for the building is approximately £1,000 + VAT per annum.

Business Rates

The Valuation Office Agency website lists the property as having separate Rateable Values for each floor, effective from 1st April 2026.

Ground floor - £9,800. First floor - £11,750

Utilities

The property is connected to mains water, drainage and electricity. There is a gas supply to the unit, though there is no meter or internal connection.

If the unit is let as separate floors the costs of utilities will be apportioned between the occupiers.

The unit has a fire alarm system installed with smoke detectors.

Energy Performance Certificate

The property has an Energy Performance Certificate with a rating of 72 in Band C.

Legal Costs

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



Contact

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