

# Unit 6

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



## Key Highlights

- 630 to 1,814 sq ft
- Plentiful on site parking
- New lease offered
- Well presented rooms ready for occupation
- In floor trunking boxes
- From £8,000 pa + VAT



## Description

Rowan House is a modern two storey building with a shared ground floor entrance. Unit 6 forms part of the first floor and has been divided into 3 smaller suites, that are now available individually or as a whole. Suites 6a and 6b interconnect and have previously been in single occupation, so would again be a single letting. Each suite is mainly open plan with carpet floor covering, in floor trunking boxes; LED lighting; air conditioning; UPVC double glazed windows and oil fired central heating. There is shared use of 2 toilets and a kitchen.

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
1st - Unit 6a	535	49.70	Available
1st - Unit 6b	649	60.29	Available
1st - Unit 6c	630	58.53	Available
<b>Total</b>	<b>1,814</b>	<b>168.52</b>	

## **Terms**

The space is offered either as a whole or in any combination of suites 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**

6a / 6b - £15,000 per annum exclusive of VAT  
6c - £8,000 per annum exclusive of VAT

VAT at the standard rate is payable on all rent and service charge.

## **Business Rates**

The Rateable Values effective from 1st April 2026 are -  
Suite 6a/6b - £11,000  
Suite 6c - £5,900.

If occupied separately, the Rateable Values are below the threshold for qualifying occupiers to claim full Small Business Rate Relief

## **Service Charge**

There is a service charge toward the repair and maintenance of Rowan House and the wider Sheldon Business Park

## **Energy Performance Certificate**

Rowan House has been assessed for energy efficiency with a rating of 63 in Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0199-9583-9430-9300-5303>

## **Legal Costs**

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

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## **Contact**

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