TO LET - INDUSTRIAL

Unit 4

Bumpers Enterprise Centre, Vincients Road, Chippenham, SN14 6QA



Key Highlights

- Well presented unit
- New internal repairing lease
- No VAT on rent
- Clear internal space
- £16,000 per annum





Description

Unit 4 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.

The unit is fitted with LED lighting and single phase electric sockets. Three phase power is available.

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	1,220	113.34	Available
Total	**1,220**	**113.34**	

Lease 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

£16,000 per annum. The property is not VAT registered, so there is no VAT to pay on the rent.

Uses

The unit is available for light industrial, 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 Rateable Value (RV) of the unit effective from 1st April 2026 is £14,500.
The RV is in the range for tapered Small Business Rate Relief for qualifying occupiers. The estimated rates payable for 2026 /27 is £5,220.
We recommend that prospective tenants check their rates liability with Wiltshire Council.

Service Charge

A small annual service charge (approximately £175) 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 an Energy Performance Certificate with a rating of 64 in Band C
https://find-energy-certificate.service.gov.uk/energy-certificate/8761-1250-2969-4770-7702

Utilities

The unit is connected to mains water, drainage and electricity. The unit has LED lighting. There is a single toilet at the front of the unit.

Legal Costs

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

Contact

Huw Thomas

01249 704345

07970 494369

Huw@loveday.uk.com

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