

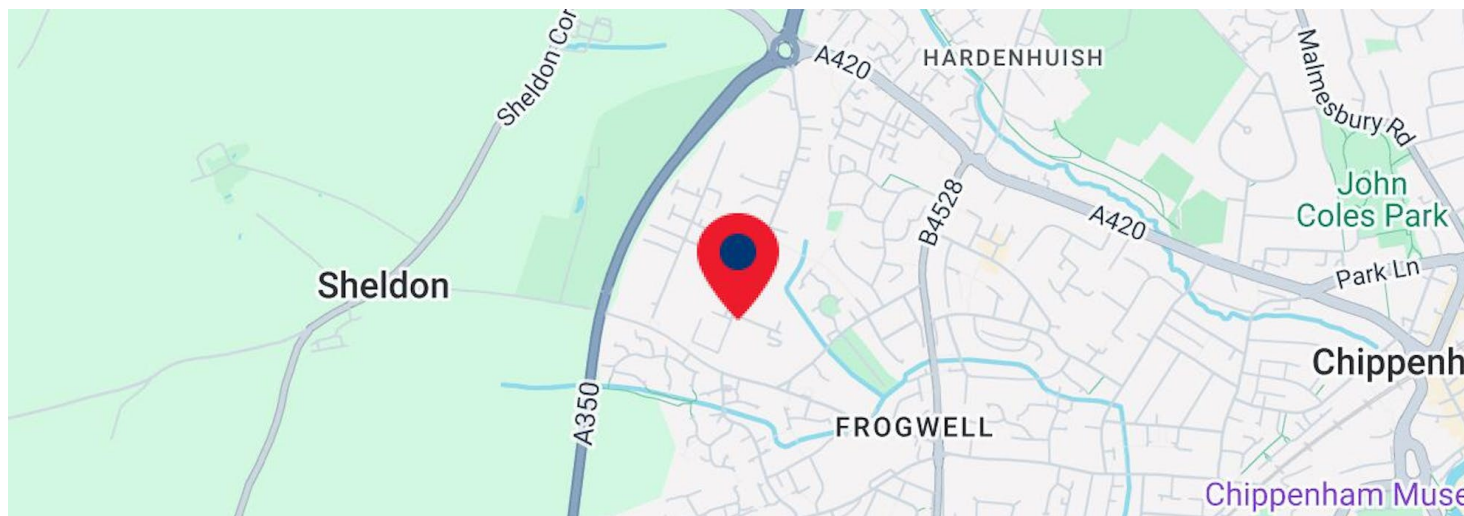


**14 Villiers House, Lansdowne Court, Bumpers Way, Bumpers Farm
Chippenham, SN14 6RZ**

**ATTRACTIVE, MODERN TWO
STOREY OFFICE BUILDING WITH
7 ALLOCATED PARKING SPACES.**

**1,980 sq ft
(183.95 sq m)**

- ESTABLISHED MODERN BUSINESS PARK
- LED LIGHTS
- AIR CONDITIONING
- 7 ONSITE CAR PARKING SPACES



Summary

Available Size	1,980 sq ft / 183.95 sq m
Rent	£15 per sq ft
Rateable Value	£21,750
Rates Payable	£10,853.25 per annum
EPC	B (28)

Location

Lansdowne Court is an attractive landscaped office development situated on the Bumpers Farm Business Park on the outskirts of Chippenham. Chippenham has excellent road communications via the A420 and the A4 to the west and east and the A350 trunk route through central Wiltshire to the south coast. The town is approximately 3 miles from Junction 17 of the M4 motorway.

Bumpers Farm is directly accessed from the Chippenham western bypass (A350), providing excellent access to the regional road networks.

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Description

14 Villiers House is an attractive, modern two storey office building.

The accommodation comprises offices at ground and first floor. The accommodation benefits from suspended ceiling with LED lighting and air conditioning. There are male and female WCs and a kitchenette on the ground floor.

Externally, 7 car parking spaces will be allocated with the accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,044	96.99
1st - Office	936	86.96
Total	1,980	183.95

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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