

Units 11 & 12 Westpoint

Bumpers Farm, Chippenham, SN14 6RB



Key Highlights

- 4,473 sq ft
- 6m eaves height
- Allocated parking
- New LED lighting
- Refurbishment completes Nov 2023
- Powered loading doors approx. 3.1 m wide x 4.8 m high
- Male and female WC's
- III phase power supply

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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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.

Description

Westpoint is a development of 12 industrial/warehouse units constructed in the early 1990s, of steel portal frame construction with elevations of brickwork and steel profiled cladding. The units are currently under refurbishment completing in November 2023.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Unit 11	2,223	206.52
Unit - Unit 12	2,250	209.03
Total	4,473	415.55

Terms

The units are offered by way a new full repairing and insuring lease or leases for a term of years to be agreed at a quoting rent of £21,000 per annum, per unit, exclusive of VAT, service charge and all other costs of occupation.

Service Charge

A service charge is payable towards the repair and maintenance of the common parts the Estate. The estimated service charge is approximately £2,400 pa exclusive of VAT.

Business Rates

The property is currently listed as a single assessment with a Rateable Value of £26,000. If let individually, the units will be subject to re-assessment and will have a lower RV.

EPC

A new Energy Performance Assessment will be undertaken on completion of the refurbishment.



Contact

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