

# Kingfisher House

Cricketts Lane Industrial Estate, Chippenham, SN15 3EQ



## Key Highlights

- 7,725 sq ft
- Current rental income of £73,811 per annum
- For sale freehold
- Large detached business unit
- Potential to increase income
- £600,000 exclusive of VAT



## Description

Kingfisher House is a detached business unit providing a mix of office, storage and workshop space over two floors. The first floor is fully fitted as office space with ancillary facilities including a well fitted kitchen/ staff area. The ground floor has a number of vacant offices and a storage and distribution space that is currently let on a Licence agreement. The property therefore has scope for securing longer income from the current tenants as well as creating additional income from letting the vacant ground floor 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.

Cricketts Lane is located off London Road approximately 1 mile east of Chippenham town centre and is a small estate with a mix of industrial and leisure based occupiers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office / Storage (vacant)	3,068	285.03	Available
Ground - Warehouse / office (Let)	761	70.70	Available
1st - Office	3,896	361.95	Available
<b>Total</b>	<b>7,725</b>	<b>717.68</b>	

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## Tenancies

The building is currently subject to two tenancies, brief details of which are

Part ground floor - part of the ground floor is let to Sugar & Sloth Limited by way of a Licence agreement dated 1st August 2025. The Licence fee payable is £950.00 + VAT per month. The Fee is fully inclusive of business rates, insurance, utilities and all outgoings aside from VAT.

Whole first floor - is let to Ryan Property Tax Consulting Services Ltd for a term of 2 years from the 1st August 2025. The Tenant has the option to terminate the lease at any time after the 1st August 2026 by giving the Landlord 2 months prior written Notice. The rent passing is £62,411 per annum The floor is let on internal repairing terms and the lease is excluded from the Landlord & Tenant Act 1954.

## Price

Offers are invited in the region of £600,000 subject to contract and exclusive of VAT

## Business Rates

The Valuation Office Agency website lists the property as a single assessment with a current (January 2026) Rateable Value of £37,250.

From the 1st April 2026, the Rateable Value will increase to £42,000.

## Energy Performance Certificate

The whole building is covered by one Certificate with a rating of 95 in Band D.

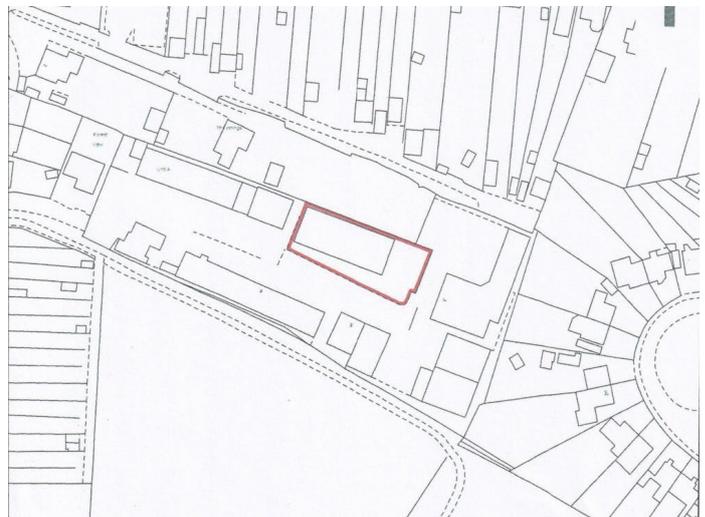
<https://find-energy-certificate.service.gov.uk/energy-certificate/0730-0736-1869-0829-5096>

## Utilities

The property is connected to mains water, drainage and electricity.

## Legal Costs

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



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## Contact

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