TO LET - OFFICE

Second Floor

Bewley House, Marshfield Road, Chippenham, SN15 1JW



Key Highlights

- Open plan office space
- On site allocated parking spaces
- Town centre location
- New lease
- LED lighting
- EV charging points
- Well managed building
- £54,000 pa + VAT

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Description

The suite offers bright accommodation with natural daylight on both elevations and a flexible layout that can be configured as open-plan or partitioned space to suit occupier requirements. It has an integral, well-appointed kitchen and breakout area. and a large high specification meeting room. Space planning assistance is available if required.

There are allocated parking spaces with access to EV charging points.

Easily accessible and secure storage cages are available in the basement of the building at separate cost, ideal for maximizing office space functionality. Covered bike storage and dedicated shower block on-site, with lockers, changing rooms and WC's.

Location

Bewley House benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive. Chippenham train station is a only few minutes walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour. The Paddington Elizabeth
Line station provides swift connections with a journey time of 17 minutes to Canary Wharf.

Cycle routes lead directly to the building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office	2,695	250.37	Available
Total	**2,695**	**250.37**	

Sustainability

The building is carbon neutral and incorporates many energy saving measures and environmental control systems such as energy efficient lighting, high performance window film and a new heating system with remote monitoring. Remaining carbon emissions are currently offset with a carbon capture project, the Orinoco reforestation project in Columbia.



Connectivity

Excellent digital connectivity with a wide choice of broadband services immediately available, including fibre to property and Infinity Superfast broadband.

Terms

The office suite is available to rent by way of a new lease with terms structured to individual requirements.

Rent

£54,000 + VAT per annum

Energy Performance Certificate

The current EPC is band B (38).

Service Charge

A service charge is payable tat covers the heating cost of the suite together with the repair and decoration of the building's common parts including the lift, maintenance of the exterior of the property and the grounds landscaping. The service charge for 2026/2027 is estimated to be £23,330 plus VAT. The Tenant will also pay a contribution to building insurance that is currently £1,800 + VAT per annum.

Business Rates

The property has a Rateable Value effective from 1st April 2026 of £43,750. The rates payable for 2026/27 are £18,900.00

Joint Agent

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