

# Unit 12 Westpoint

Vincients Road,, Bumpers Farm Industrial Estate, Chippenham,  
SN14 6RB



## Key Highlights

- 2,250 sq ft
- LED lighting
- Available on new lease
- Good clear internal space
- 5 metre eaves height
- £24,750pa + VAT



### Description

Westpoint is a development of 12 industrial / warehouse units developed in the early 1990's, of steel portal frame construction with elevations of brickwork and steel profiled cladding. The unit has a sectional up & over loading door in the front elevation measuring 3.1 m wide x 4.8 m high. Internally, the unit has office, small kitchen and male and female toilets, all on the ground floor. The unit is fitted with LED lighting.

### 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, that is currently undergoing improvement work to include an improved entrance into the Bumpers Farm Estate

### Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Building Type	Size	sq ft	Availability
Ground	Industrial / warehouse	Industrial	2,250 sq ft	2,250	Available
<b>Total</b>				<b>2,250</b>	

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## Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed but subject to a minimum term of 3 years.

## Rent

£24,750 per annum, exclusive of VAT that is payable at the standard rate.

## Utilities

All mains services, including gas, are connected to the property. Modern LED lighting is fitted in the property. We recommend that prospective tenants satisfy themselves that their occupational requirements can be met, before making a commitment.

## Business Rates

We are informed that the property has a Rateable Value effective from 1st April 2026 of £23,750

## Energy Performance Certificate

The unit has an Energy Performance Certificate with a rating of 38 in Band B

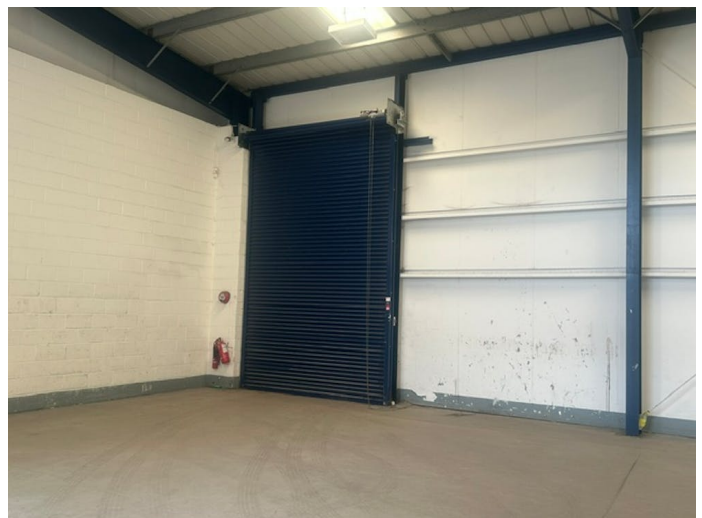
<https://find-energy-certificate.service.gov.uk/energy-certificate/3760-4179-0859-1092-9061>

## Service Charge & insurance

A service charge is payable toward the repair and maintenance of the Westpoint development. The service charge payable for the year 1st April 2026 to 31st March 2027 is £3,300 + VAT. The insurance contribution for the current cover period is £504.81.

## Legal Costs

Each party will be responsible for their own costs incurred in the negotiation and agreement of the lease.



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## Contact

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