TO LET - OFFICE

Rooms 13- 14 Station Hill House

Station Hill, Chippenham, SN15 1EQ



Key Highlights

- Located in central Chippenham
- Carbon Neutral Building
- 24/7 access
- £8,250+ VAT per annum
- Short walking distance to Chippenham train station
- Fast secure WiFi included
- New tenancy offered





Description

Rooms 13-14 are a pair of interconnecting offices on the first floor of Station Hill House. They offer contemporary, fully carpeted office space with good natural lighting and LED lighting in a carbon neutral building. There is a shared kitchen and male and female WC's nearby. Short term free parking is available on Station Hill for up to 2 hours, with longer term pay and display parking a short distance away at the top of Station Hill, adjacent to Sainsbury's local.

Location

Nestled on the banks of the River Avon in North Wiltshire, Chippenham is a flourishing and lively market town. Station Hill benefits from easy access to the M4 motorway. Bristol, Swindon and Bath are all within a 30 minute drive. Chippenham train station is only a 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.

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Accommodation

The accommodation comprises the following areas on a net internal basis (NIA):

Name	sq ft	sq m
1st - Offices	404	37.53
Total	**404**	**37.53**

Terms

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

The tenant is responsible for the repair and decoration of the room, with the Landlord retaining responsibility for the repair, decoration and maintenance of the main structure of the building and of the internal common parts. NO SERVICE CHARGE is payable.

Electricity usage is charge separately via a sub metered supply for Room 11.



Rent

£8,250 + VAT per annum

The rent is Inclusive of rent, furniture and layout design (if required), communal kitchen facilities, buildings insurance, cleaning of communal areas, WiFi, 24/7 access, facilities management, building maintenance.



Business Rates

The Valuation Office Agency Website, lists the property as having a Rateable Value effective from 1st April 2026 of £5,800
The RV is well below the threshold for full Small Business Rate Relief for qualifying occupiers.

Energy Performance Certificate

The building has been assessed at an Energy Rating of 50 within Band B.

Connectivity

Fast, secure and resilient WiFi included. Our dedicated full-fibre connection to the premises will give your business ultimate resilience. Optional bandwidth increase available to enhance your network performance, additional costs apply.

Legal Costs

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

Contact

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