TO LET - OFFICE

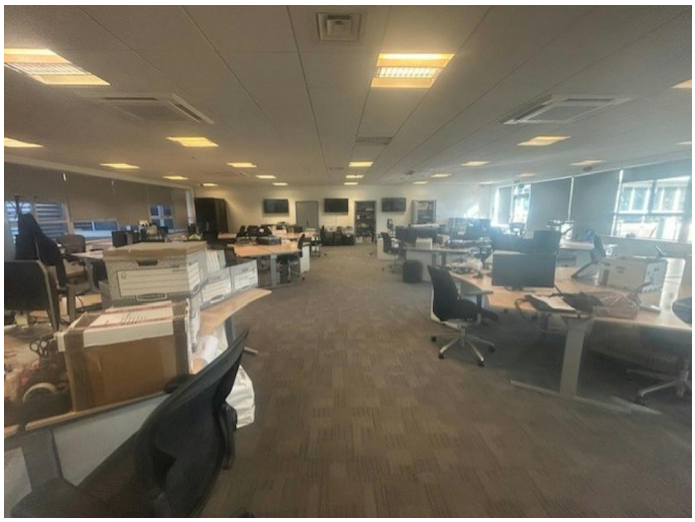
First floor

Unit B2, Methuen South, Chippenham, SN14 0GT



Key Highlights

- Good quality open plan space
- 7 allocated parking spaces
- £30,000 pa + VAT
- Fully fitted out and ready to occupy
- New lease offered.





Description

Methuen South comprises six modern office buildings. The first floor of B2 is accessed via a shared front door and ground floor lobby area with staircase leading to the first floor.
On the first floor landing area are two communal toilets, one with a shower.
The self-contained office suite is currently mainly open with one partitioned office, but could be further partitioned to meet an occupier's requirement.

The suite has the following specification:
• Raised floor with trunking boxes
• Fully carpeted
• Suspended ceiling with integral lighting
• Double glazed windows with internal window blinds
• Kitchen unit with worktop, sink & drainer.

The suite has 7 allocated car parking spaces

Location

Chippenham is a popular and expanding town located approximately 4 miles south of Junction J17 of the M4 motorway. Methuen Park is located off the A4 Bath Road approximately 0.25 miles from its junction with the A350. Chippenham's mainline railway station is approximately 1.5 miles distant.

Major nearby occupiers include Wincanton, Regus, Next, TK Maxx and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	2,161	200.76	Available
Total	**2,161**	**200.76**	

Terms

A new lease is to be granted on internal repairing and insuring terms for a term of years to be agreed. Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.



Rent

£30,000 per annum.
We are informed that the property is registered for VAT, so VAT at the standard rate will be payable on the rent.

Service Charge

The tenant will make a contribution to toward the repair and maintenance of the Methuen Park estate.

Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value with effect from 1st April 2026 of £39,500.
The rates payable for 2026/27 are therefore approximately £17,064.00

Energy Performance Certificate

The first floor has an Energy Performance Certificate with a rating of 31 in Band B. A copy of the Certificate and Recommendation Report is available from the agent on request.

Legal Costs

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

Contact

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