

TO LET - OFFICE

Rooms 6 - 9 Station Hill House

Station Hill, Chippenham, SN15 1EQ



Key Highlights

- 433 sq ft
- Short walking distance to Chippenham train station
- Fast secure WiFi included
- New tenancy offered
- Located in central Chippenham
- Carbon Neutral Building
- 24/7 access
- £6,450 + VAT per annum

loveday



Description

Rooms 6-9 comprise a suite of 4 rooms on the second floor of Station Hill House. Three rooms provide good office space while the fourth room (Room 9) has no natural light or heating, but could be used for storage or occasional office use. It offers contemporary, fully carpeted office space with LED lighting in a carbon neutral building. There is a shared kitchen and male and female WC's on the 1st floor. 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.

what3words //dynamics.balance.marketing

Accommodation

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

Name	sq ft	sq m
2nd - Room 6	82	7.62
2nd - Room 7	90	8.36
2nd - Room 8	168	15.61
2nd - Room 9	93	8.64
Total	433	40.23

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

£6,450 + 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 current Rateable Value of £3,550

From the 1st April 2026, the Rateable Value will increase to £4,500

Both figures are 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

Huw Thomas

01249 704345

07970 494369

Huw@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 22/01/2026