

4b Lansdowne Court

Bumpers Farm, Chippenham, SN14 6RZ



Key Highlights

- Located in popular courtyard setting
- Fitted kitchen area
- Available on new lease
- Self contained first floor suite
- 6 on site car parking spaces
- £17,850 pa + VAT



Description

The suite has its own ground floor entrance door leading to stairs up to the first floor landing, off which is a single toilet. A door then opens into the office space that is mainly open plan with one partitioned office suitable as a meeting room. The office space has full suspended ceiling with integral Cat II lighting, ducted electric heating, carpet floor covering, window blinds on double glazed windows. There is also a fitted kitchen area, with worktop, sink & drainer and storage cupboards.

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.

Lansdowne Court is located at the end Bumpers Way, the main road into the Bumpers Farm Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,428	132.67	Available
Total	1,428	132.67	

Car parking

There are 6 allocated on site car parking spaces.

Terms

The suite is available on a new lease for a term to be agreed. The tenant will be responsible for the repair, maintenance and decoration of the interior of the suite together with a contribution to the Estate service charge.

Rent

£17,850 per annum. We are advised that VAT at the standard rate is payable on the rent.

Business Rates

The Rateable Value effective from 1st April 2026 is £12,250. The RV is within the range of Small Business Rate Relief tapered discount for qualifying occupiers. With relief, the rates payable should be approximately £510 for the 2026/27 financial year. We recommend that prospective tenants check their business rate liability with Wiltshire Council. <https://www.wiltshire.gov.uk/business-rates>

Services

The suite is connected to mains electricity, water and drainage.

The suite is well supplied with electric sockets and has electric ducted heating. The suite has it's own metered electricity supply.

The water rates are shared with the occupier of the ground floor.

Energy Performance Certificate

The office has an Energy Performance Certificate with a rating of 71 in Band C

Legal Costs

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



Contact

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