



Unit 4
Glenmore Business Park
Vincients Road
Bumpers Farm Industrial Estate
Chippenham, SN14 6BB

Industrial / Workshop Unit

Approximately 335.78 Sq M (3,614 Sq Ft)

- **Mid-terrace industrial unit**
- **5 car parking spaces & loading bay**
- **Situated in a well-established industrial area**
- **Well located for access to Bath & Swindon**

LOCATION

The property is located on Glenmore Business Park forming part of Bumpers Farm Industrial Estate.

Bumpers Farm is well-established and has proved to be a popular home to a number of well know local, regional and national occupiers including Rota Val, Royal Mail, CPI Anthony Rowe. Meyer Timber can be found next door and Huber Technology UK opposite.

J17 of the M4 is circa 4.1 miles north allowing good connectivity to Bristol (27 miles), Swindon (20 miles). Immediate access to the A350 provides connectivity to Trowbridge, Westbury, Warminster, The A303 and the South Coast.

DESCRIPTION

The property comprises a modern steel portal framed industrial unit under a steel clad insulated roof incorporating roof lights. The elevations are part brick and part steel clad incorporating windows.

The ground floor warehouse element has a loading door (2.88m wide x 3.1 m high) and includes very well presented ground floor offices. The first floor provides good quality office accommodation with double glazed windows, suspended ceilings, lighting and carpets. First floor storage areas are located over the warehouse area.

Specification also includes:-

- 1 Roller Shutter
- WC's
- Three-Phase power
- 5 Car Parking Spaces & loading bay
- Solar Panels on the roof

ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas calculated are noted as follows:

	Sq M	Sq Ft
Ground Floor Warehouse	167.89	1807
First Floor Office	167.89	1807
Total	335.78	3614

TERMS

The Freehold is available to purchase.

The Leasehold interest is also available on a full repairing and insuring basis.

GUIDE PRICE

Freehold— £275,000 exclusive.

Leasehold— £6.25 per sq ft exclusive.

BUSINESS RATES

Prospective purchasers/ tenants are advise to make their own enquiries in respect of the exact rates

SERVICES

Prospective purchasers/ tenants are advised to make their own investigations as to the availability, capacity, state and condition of services.

PLANNING

Prospective purchaser/ tenant are advised to make their own enquiries with the Local Planning Authority Wiltshire Council regarding their intended use.

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk

EPC

An EPC certificate is available on request.

VAT

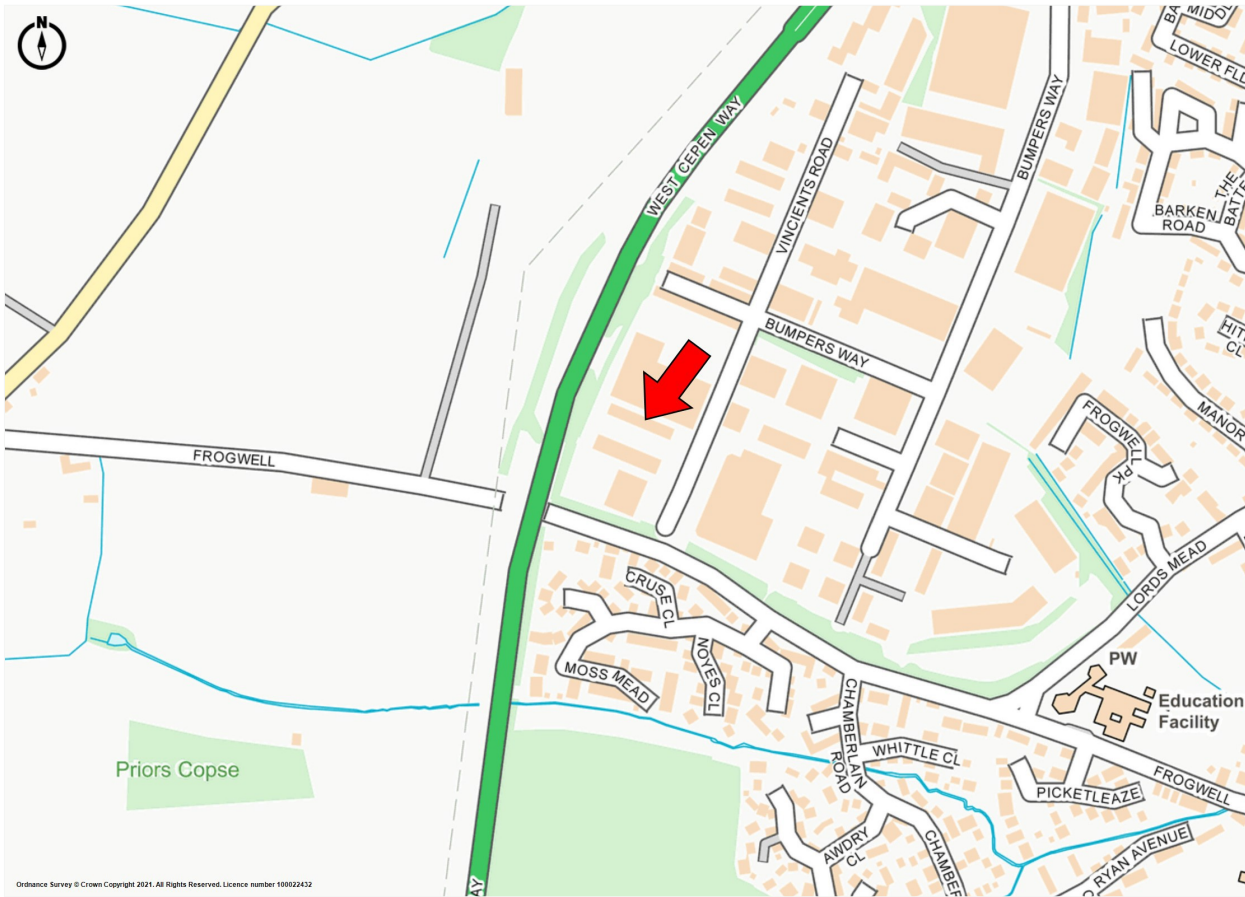
We are informed that VAT is not applicable on this unit.

VIEWINGS

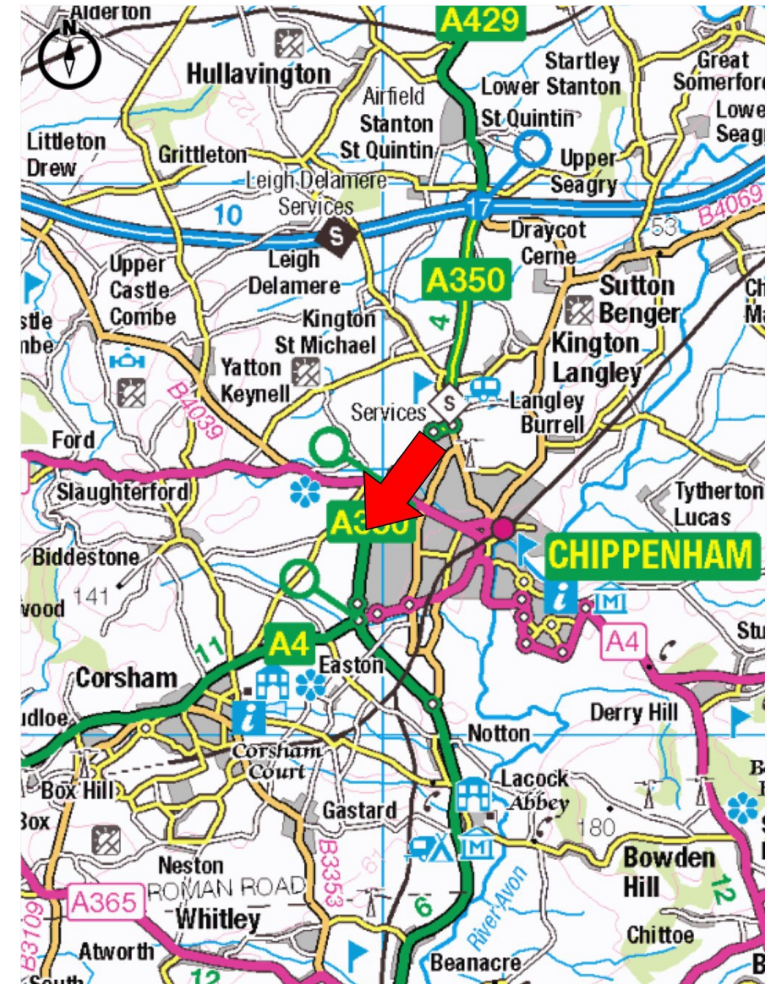
Access can be arrange by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT





For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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NOVEMBER 2023

Carter Jonas