



**Unit 2 Bumpers Way
Bumpers Farm Industrial Estate
Chippenham
Wiltshire
SN14 6NG**

Detached Industrial / Warehouse Building

Approximately 11,829 Sq Ft (1,099.55 Sq M)

- Located on a popular & vibrant industrial estate
- 4 miles south of Junction 17 of M4
- 6.2 m eaves height
- 'A' rated EPC

LOCATION

The Bumpers Farm Industrial Estate is well located on the north west outskirts of Chippenham, approximately 1.5 miles west of the town centre. The estate benefits from direct access from the A350 Chippenham Western Bypass approximately 4 miles south of Junction 17 of the M4 Motorway.

The estate is recognised as the primary employment area in Chippenham accommodating a whole range of occupiers including warehouse, industrial, office, car showroom and trade counter uses. Notable occupiers include Royal Mail, Chippenham Motor Company, Screwfix, Dyson, Tool Station and Howden Joinery. At the entrance to the estate, there is a retail scheme offering a Wickes, BM Bargains and Pets at Home.

DESCRIPTION

The property is self contained with its own vehicular access (secured with moveable bollards) from Bumpers Way.

The building is of steel portal frame construction with part brick and part insulated coloured box profile cladding to elevations under a pitched insulated roof.

The property provides clear span warehouse space with an element of mezzanine floor providing some useful additional storage above the reception, office and ancillary welfare and kitchen accommodation.

The warehouse has the benefit of natural light from first floor windows to the side and front and it is fitted with 2 gas fired warm air blower heaters and hi bay electric lamps.

Access is via a personnel door to the front elevation protected by a roller shutter and roller shutter loading door to the side. There are additional security roller shutters to the windows.

Externally, there is good parking provision and circulation space.

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice and extend to:

	SQ M	SQ FT
Ground Floor	982.86	10,573
Mezzanine	116.69	1,256
Total	1,099.55	11,829

QUOTING RENT

£100,000 per annum, exclusive.

TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

EPC

The property has an Energy Performance Certificate of A(10).

PLANNING

The most recent use for the building was for the purpose of storage and distribution with ancillary offices.

Prospective tenants 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

SERVICES

We are advised that all mains services are connected however, prospective tenants are advised to make their own investigations as to the state, capacity and condition.

SERVICE CHARGE

Please apply to the agents for further information about the Estate Service Charge

BUSINESS RATES

According to the Valuation Office website, the property has a Rateable Value of:

£73,500 (1st April 2023)

Prospective tenants are advised to make their own enquiries as to the exact rates payable.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

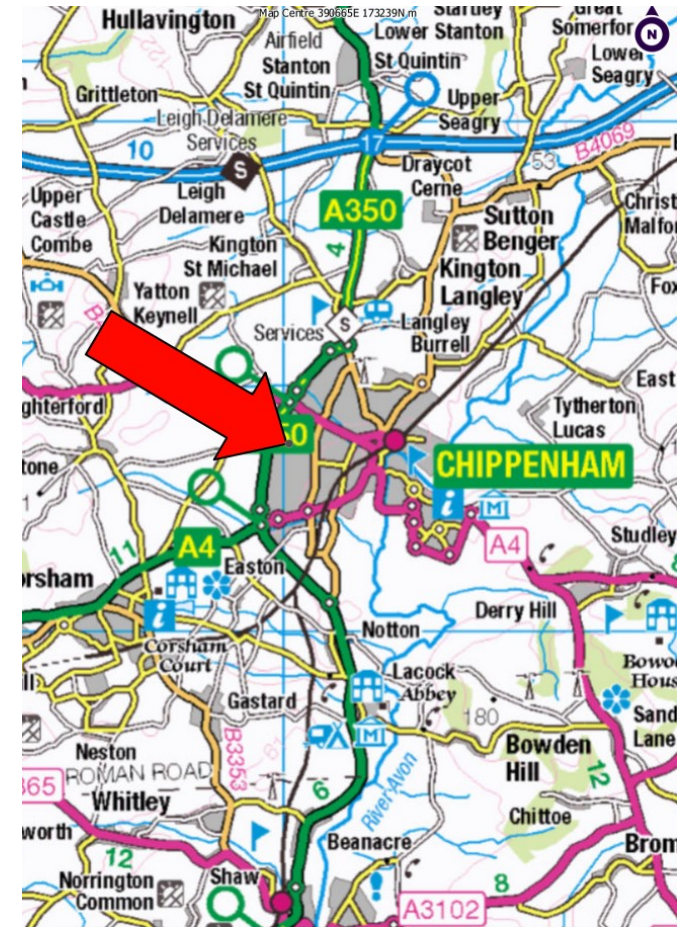
VAT

All figures quoted are exclusive of VAT, if applicable.

VIEWINGS

Viewings can be provided by prior appointment with Carter Jonas, 0117 922 1222. or Joint Agents Huw Thomas of Huw Thomas Commercial.

SUBJECT TO CONTRACT



Maps produced above are for identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

Huw Thomas Commercial

01249 704345 | 07970 494369

hue@huwthomascommercial.com

IMPORTANT INFORMATION

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AUGUST 2023

Carter Jonas