

To Let

Methuen House, Methuen Park, Chippenham, SN14 0WT



Location

The Building is located on Methuen Park which is Chippenham's premier business park.

The premises are situated in close proximity to the junction of the A4 (Bath Road) and the A350 which provides mostly dual carriageway access to Junction 17 of the M4. Chippenham Town Centre is located 1 mile North East of Methuen Park where a frequent train service provides access to London Paddington in 1 hr 20 minutes and Bristol Temple Meads in 30 minutes.

Local amenities include a M&S Foodhall, Next and Costa Coffee on the adjacent Bath Road Retail Park and there is also a Sainsbury's supermarket with petrol station and McDonalds with drive through directly opposite the park.



CONTACT US

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CBRE

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Description

The building is a detached 3-storey office building constructed in 2005 with impressive double height main reception area.

The available accommodation benefits from the following outline specification:-

- Raised floors
- Suspended ceilings with recessed lighting
- VRF air conditioning
- Double glazed windows
- Male, Female WC facilities on each floor
- Shower facilities
- 2 passenger lifts

The building has an excellent parking ratio of 1:250 per sq. ft. plus the ability to use a number of additional restricted spaces.

Accommodation

The has the following net internal areas;

Floor	Sq. ft.	Sq. m
Part First	6,453	599.5
Ground	17,483	1,624.2
Total	23,936	2,223.7

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Availability

The suite is available either as a whole or as individual floors on a new effectively full repairing and insuring lease/s for a term to be agreed.

Rent

Available upon request.

Rateable Value

The 2017 Rateable Value for the building is £725,000.

Interested parties are advised to make their own enquiries with the local billing authority as to the exact rate liability for the property.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of C (57). A copy of the EPC can be made available upon request.

Viewing

Please contact either Richard Kidd or Alex Riddell at CBRE.

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