

# St Paul's House

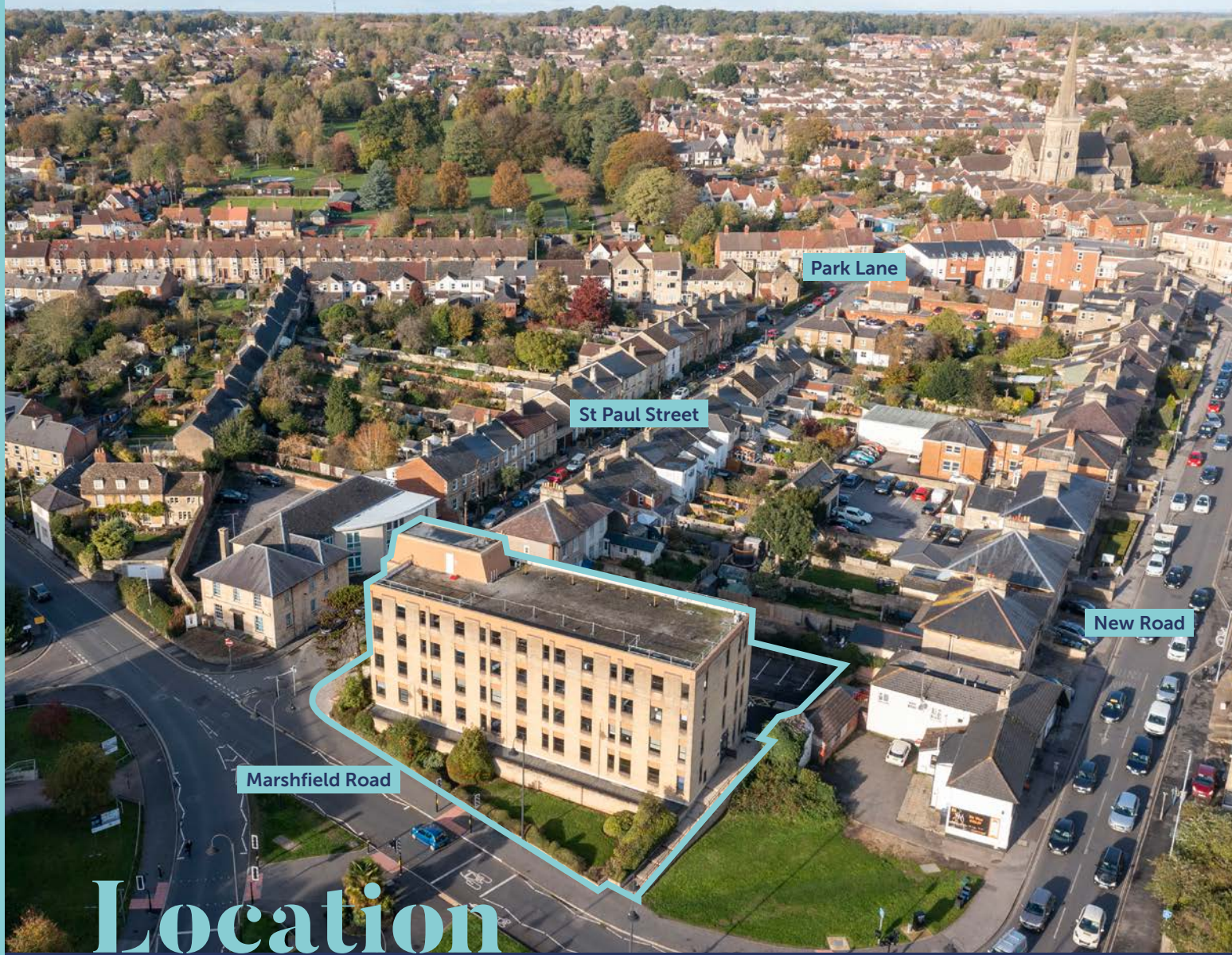
1 Marshfield Road  
Chippenham SN15 1LA



## To Let

Prominent town centre office building  
To be repaired and refurbished

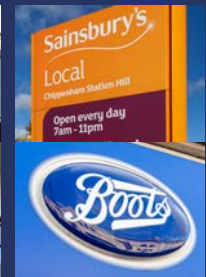




# Location



Chippenham Railway Station



St Paul's House is situated in Chippenham Town Centre. Plentiful retail and restaurant/pub facilities are just a short walk away, including Emery Gate Shopping Centre and Borough Parade. The picturesque Monkton Park is just 5 minutes distant and home to the Olympiad Leisure Centre.

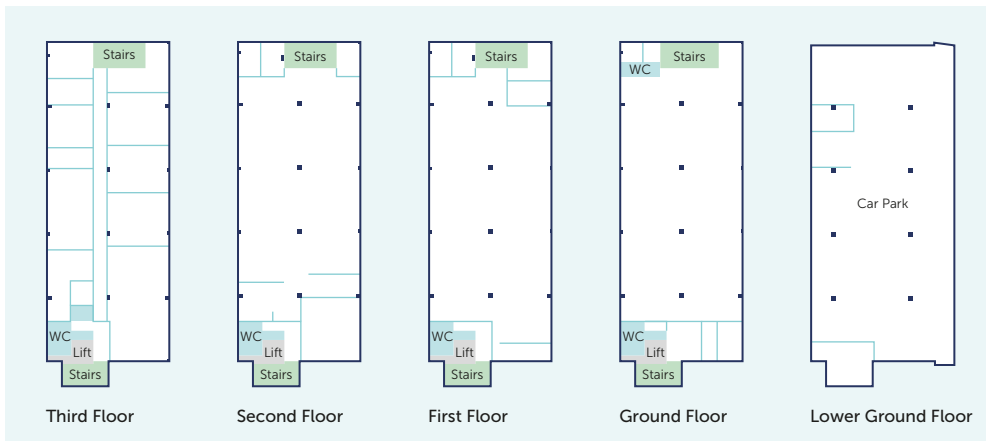
The Property is a short walk from Chippenham Railway Station which provides regular direct trains to London Paddington in just over one hour to the East and Bristol which is c. 25 minutes away to the West.

Junction 17 of the M4 motorway is situated just over 4 miles to the North and is accessed via the dual carriageway A350 which circumnavigates Chippenham and provides access through Wiltshire and beyond to the South.

The property is situated in a prominent location on the A420 into Chippenham and facing the Great Western Arches and adjoining train line. This provides a rare opportunity to acquire a flagship office building with strong visibility to passing rail and freight.

Major Chippenham occupiers include WDC (Whale & Dolphin Conservation), Siemens, Ramboll, Good Energy, Wincanton Logistics, Bechtle, the NHS and Wiltshire Council.





## Description

St Paul's House is a purpose built 4 storey detached office building. Each floor offers open plan accommodation and is to be refurbished.

Following the current occupiers vacation, it is anticipated that the building will be put back into repair and redecorated to a high standard throughout. This will include the WC and kitchenette facilities, which are situated on each floor.

## Accommodation

FLOOR	SQ FT	SQ M
Third Floor	3,932	365.2
Second Floor	3,986	370.3
First Floor	3,986	370.3
Ground Floor	3,881	360.5
<b>TOTAL</b>	<b>15,785</b>	<b>1,466.3</b>

## Car Parking

Accessed off St Paul Street, there is a barrier operated surface car park to the rear of the building providing 23 spaces plus 1 disabled space before the barrier. This also leads to a roller shutter door offering an additional 16 car parking spaces in the secure basement car park.

## Business Rates

The Property is assessed as "Offices & Premises" and has a Rateable Value of £146,000.

Interested Parties are encouraged to make their own investigations to Wiltshire Council 0300 456 0100 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## Planning

The Property has the benefit of a planning consent for Offices. Interested Parties should speak to the Local Planning Authority, Wiltshire Council, to confirm their proposed use is compliant with the current planning use.



## EPC

The Property has an EPC rating of D(87) and a Display Energy Certificate of C(58).

## Terms

The office accommodation is available from April 2023 on a whole building or floor by floor basis to suit prospective tenants. New leases are available by way of conventional effective full repairing and insuring leases by way of service charge direct from the Landlord.

Rents from £16.50 per sq ft per annum exclusive are based on the refurbished office accommodation.

## VAT

The Property is elected for VAT and therefore this will be applied to the rent and service charge.

## References/Anti Money Laundering

Prospective Occupiers will be required to provide references and to comply with all AML regulations prior to the instruction of solicitors.

## Further Information

For additional information or to arrange an inspection, please contact the joint letting agents.



**Huw Thomas**  
07970 494369



**James Gregory**  
07917 188006

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
HT/AK/Hollister HD2545 11/2022