



**TO LET**

# Unit B2, Ashville Court

Methuen Park, Chippenham SN14 0ZE

Industrial Unit with Quality Offices – 1,699 sq ft (157.7 sq m)



# Location

Methuen Park is located on the edge of Chippenham and forms part of its largest commercial area. J17 of the M4 motorway is less than 10 minutes' drive to the north and there is excellent access via the A350 to the rest of Wiltshire and the South Coast. Chippenham (2.2 miles) has a mainline service to London Paddington, and Bristol and Heathrow airports (37 and 86 miles respectively) via the M4.

Ashville Court is a new development fronting the A350 providing a highly sustainable business unit development in this thriving area of Chippenham.

The new commercial scheme is situated within the well-established Methuen Park area and is bordered by a new residential development, major company HQs as well as food and retail outlets. The site fronts the A350 coastal route south and J17 of the M4 motorway is approximately 5.5 miles north.

**M4 – J17**



**5 miles north**

**A4 Bath Road**



**¼ mile north**

**Chippenham**



**2 miles**



# Accommodation

## Description

The premises have been recently fitted out so that there are two distinct areas at ground floor for storage. The demountable partitioning could be removed.

There is also a large kitchenette/rest area and wc facilities.

At first floor, high quality offices have been created which include air conditioning, suspended ceilings with recessed LED lighting, floorboxes and carpets. There is also an additional mezzanine area for further storage or more offices to be created.

The fitout is available for a new occupier to utilize.

**Loading Door- 4m wide by 5m high**



**Suspended ceilings**



**Comfort cooling**



**Onsite parking with 1xEV**



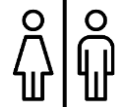
**LED lighting**



**Kitchenette**



**WC facilities**



## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The premises have the benefit of a remote sensed intruder alarm system.

## Parking

The accommodation has a total of 3 available parking spaces (including one with an EV charging point) as well as the loading apron.

Area	Sq ft	Sq m
Ground floor	1,131	105
First floor	568	52.7
<b>TOTAL</b>	<b>1,699</b>	<b>157.7</b>

# ► Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for industrial use but interested parties should make their own enquiries to the Planning Department at Wiltshire Council tel: 0300 456 0114 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## **Business Rates**

The Valuation Office Agency website lists the property as “Warehouse and Premises” with a rateable value of £14,750 with effect from 1 April 2023. Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## **Energy Performance Certificate**

The EPC Rating is A (24) and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Terms**

The premises are available to lease by way of assignment or sub-lease of the existing lease for a term of 10 years incorporating a 5 year tenant only break clause from 31 January 2023 at a rent of £20,000 per annum exclusive.

Please note that the two adjoining Units B3 (1,360 sq ft) and B4 (1,580 sq ft) can also be leased directly from the Landlord.

## **Legal Costs**

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

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

## JLL

31 Great George St  
Bristol  
BS1 5QD  
[www.jll.co.uk](http://www.jll.co.uk)



## Oliver Bird

0117 927 6691  
07543 304942  
[Oliver.bird@jll.com](mailto:Oliver.bird@jll.com)

## Alder King Property Consultants

12 Pine Court  
Kembrey Park  
Swindon  
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**AK Ref:** JDG/DLN/98863

Subject to Contract

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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PROPERTY CONSULTANTS

