TO LET

Carter Jonas

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**
- **3 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
- 3 Car Parking Spaces & loading bay
- Solar Panels on the roof

SERVICES

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

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 Area	167.89	1807
First Floor Office	167.89	1807
Total	335.78	3614

TERMS

The building will be available to let on full repairing and insuring basis on terms to be agreed subject to status.

BUSINESS RATES

Prospective occupiers are advise to make their own enquiries in respect of the exact rates payable.

PLANNING

The premises has planning consent for B1 and B8 uses. However, prospective occupiers 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

RENT

£27,000 per annum exclusive.

EPC

An EPC certificate is available on request.

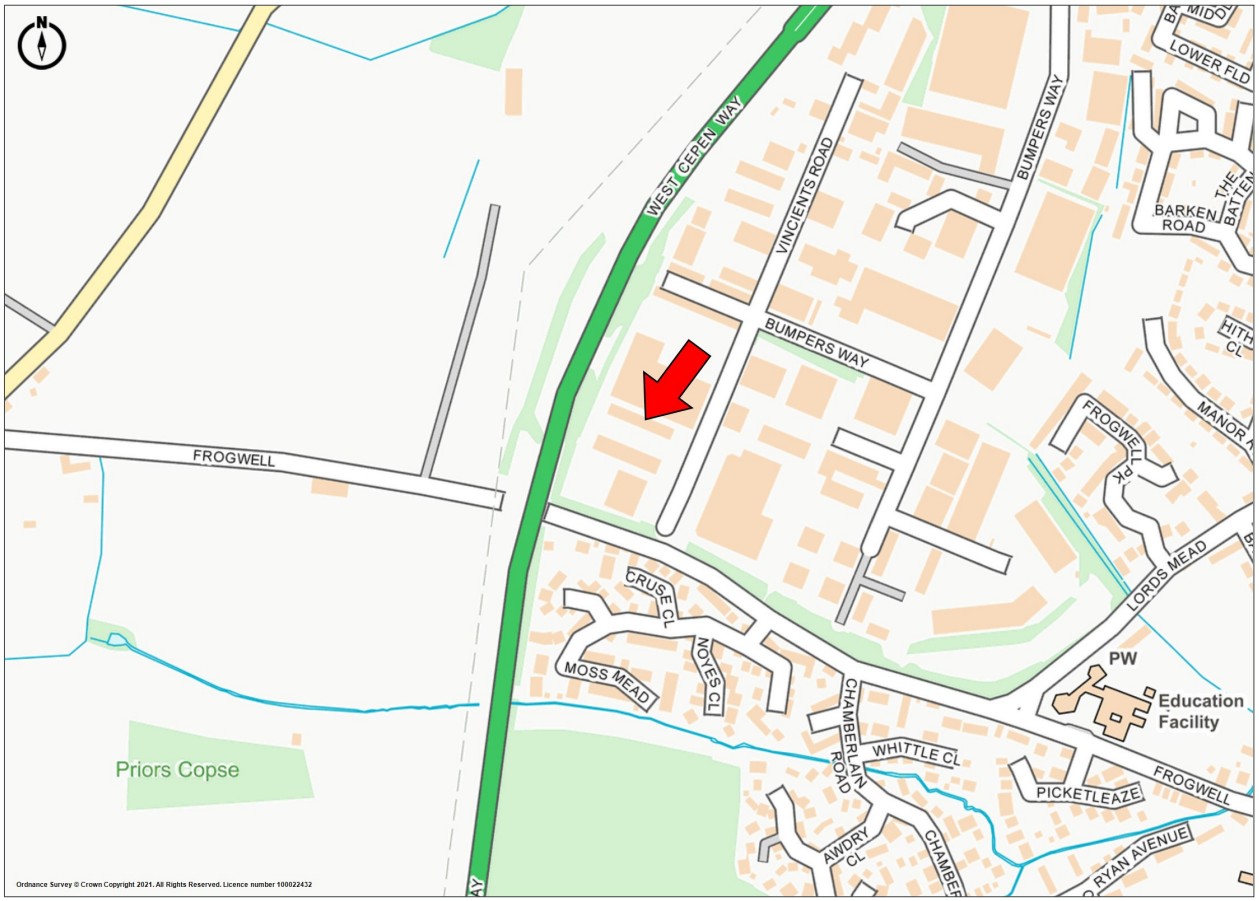
VAT

All prices quoted are exclusive of VAT.

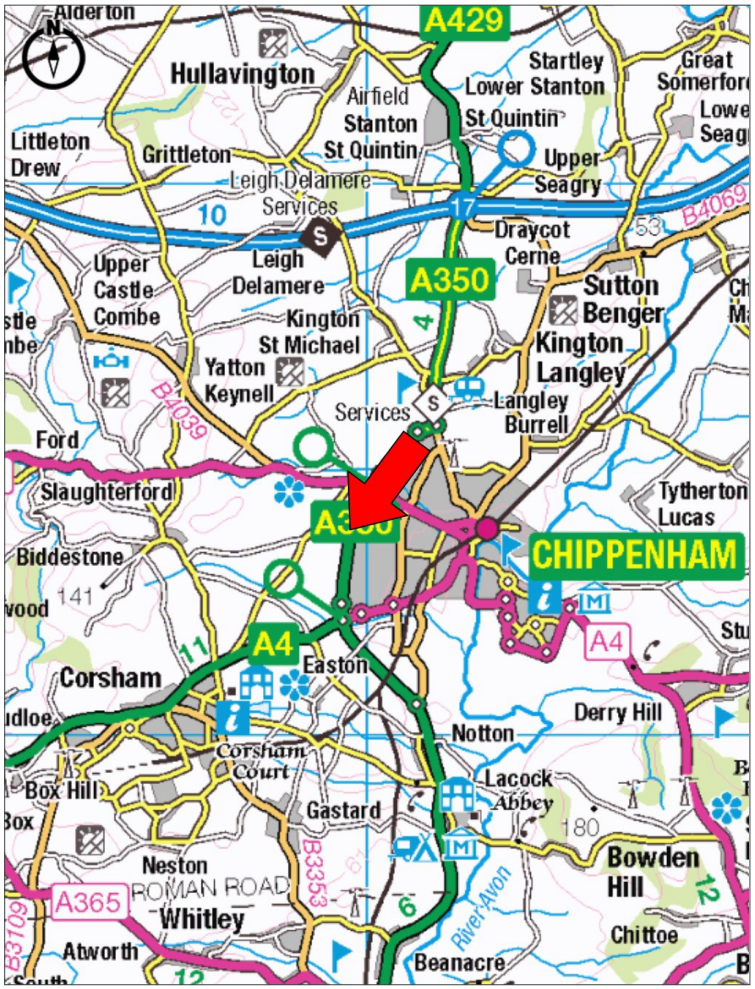
VIEWINGS

Access can be provided for viewings however, in order to maintain safety for all parties prospective Tenants are requested to strictly adhere to the latest government guidance concerning Covid 19 Rules and maintain social distancing at al times.

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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