



commercial property consultants

**PRELIMINARY DETAILS**

**FOR SALE**

**MELTON HOUSE, VINCIENTS ROAD, CHIPPENHAM  
SN14 6NQ**



2,295.1 m<sup>2</sup> (24,703.74 ft<sup>2</sup>)

OFFICE BUILDING & LARGE HARD SURFACE YARD

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## LOCATION

The Bumpers Farm Industrial Estate is the primary industrial and warehouse location in Chippenham, located off the A350 Chippenham western bypass approximately 4 miles south of Junction 17 of the M4 motorway. The Estate is approximately 2 miles west of Chippenham town centre.

## DESCRIPTION

The site is a large fenced and secure site that has a good quality office building set over 2 floors. The yard area is good quality hard standing.

## ACCOMMODATION

### Office Building

**Ground Floor** 134.9 m<sup>2</sup> (1,452 ft<sup>2</sup>)

**First Floor** 179.6 m<sup>2</sup> (1,933 ft<sup>2</sup>)

**TOTAL** 314.5 m<sup>2</sup> (3,385 ft<sup>2</sup>)

**Basic Building/Courtyard** 35 m<sup>2</sup> (376.74 ft<sup>2</sup>)

**Yard Area** 1,945.6 m<sup>2</sup> (20,942 ft<sup>2</sup>)

**OVERALL TOTAL** 2,295.1 m<sup>2</sup> (24,703.74 ft<sup>2</sup>)

## SALE PRICE

Price on Application

## BUSINESS RATES

The tenant will be responsible for the business rates. Further information is available from the agents.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION

Please contact:

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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. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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