



commercial property consultants

TO LET

PART UNIT 5 CALLOW PARK, CALLOW HILL,
BRINKWORTH, CHIPPENHAM SN15 5FD



139 M² (c.1500 FT²)

MODERN OPEN PLAN OFFICE ACCOMMODATION

ATTRACTIVE RURAL SETTING

GENEROUS CAR PARKING

CONTACT RALPH WELLS 07957 739 858

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SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Callow Park is set just off the B4042 near the Callow Hill crossroads on Wood Lane. It is 5 miles from junction 16 of the M4 and 8 miles from Swindon Town Centre.

DESCRIPTION

Callow Park is a high-quality scheme of offices in a semi-rural setting. The offices have been built in a sympathetic style to blend in, whilst at the same time provide high quality modern feel.

Unit 5 is arranged over the ground floor and comprises of, bright and airy reception area, Intruder alarm, LED lighting, excellent natural light, integral kitchen, air conditioning & its own front door.
There is generous parking on site.

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

FOR FURTHER INFORMATION

Please contact:
Ralph Wells
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ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Total Area **139 m²** **c.1500 ft²**

TENURE

The offices are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

EPC

An Energy Performance Certificate is available upon request.



11 Dorcan Business Village, Murdock Road, Swindon SN3 5HY

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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