



Unit 2, Forest Gate, Chippenham, Wiltshire, SN15 3RS

OFFICE PREMISES 1,432SQFT (APPROX.)



### LOCATION

Forest Gate is part of The Bowood Estate and comprises of 21 business units totalling 20,700 sq ft. This attractive development is located on the A4 between Chippenham and Calne and benefits from a rural location with easy access to Junction 17 of the M4 and Chippenham's mainline rail station (70 minutes from Paddington).

### DESCRIPTION

The units have been converted from an existing farm building to provide high quality office accommodation. The offices are fitted with boxed skirting trunking providing ample computer and electricity sockets. Each unit is fitted with smoke detectors and fire alarms. To the exterior, there is a landscaped parking area.

### TERMS

The unit is available by means of a full repairing and insuring lease on flexible terms to be agreed.

### SERVICE CHARGE

The Landlord will levy a Service Charge for the site, which includes repairs and cleaning to all common and external areas, insurance, car park and garden maintenance.

### PLANNING

The property has the benefit of a planning consent for B1 office use.

### RATES

Tenants are responsible for any rates and other outgoings attributable to the property.

### CAR PARKING

There is a large car park adjacent to the property with an allocated space for each office. Additional spaces can be determined by agreement.

### SERVICES

Mains electricity and water are connected to the property and are individually metered. Heating is by way of storage heaters. BT telephone lines are available (subject to BT terms & conditions). ADSL Broadband is available.

### VIEWINGS

Viewings strictly by appointment with the Bowood Estate Office.

Please contact the Property Manager:

Telephone: 01249 810953

E-mail: [propertymanager@bowood.org](mailto:propertymanager@bowood.org)

The Bowood Estate give notice that:

- These particulars do not constitute any part of an offer or contract
- All statements contained in these particulars as to this property are made without responsibility on the part of The Bowood Estate
- None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact
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Particulars updated on: 15<sup>th</sup> July 2021

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For further information please contact the Property Manager at the Bowood Estate Office