



## **Unit 17, Forest Gate**

### **Chippenham, Wiltshire, SN15 3RS**

Office Premises 1,316 sq ft (122 m<sup>2</sup>)



#### **DESCRIPTION**

Unit 17 Forest Gate offers high quality industrial space:

- Open plan principal workshop space with an enclosed reception area
- Staff kitchen/break area and WC
- Designated parking spaces

#### **LOCATION**

Forest Gate comprises 21 business units totalling 20,700 sq ft. This attractive Bowood Estate 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).

#### **TERMS**

The unit is available on 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 Use Classes B1 and B8.

### 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 four allocated spaces for Unit 17 and additional visitor parking available.

### SERVICES

Mains electricity and water are connected to the property and are individually metered. Heating is by way of electric 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 810 953

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
- Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Bowood Estate does not make or give any representation or warranty whatever in relation to this property

Particulars updated: 8<sup>th</sup> November 2023