

**GROUND
FLOOR NOW LET**

**turnhouse
hpike**

Methuen Park Chippenham SN14 0GF



TO LET

High Quality Refurbished Offices in Prime Business Location – 4,113 sq ft (382 sq m)

SUMMERFIELD
COMMERCIAL 

M4/J17
5.5 miles

Chippenham Town
Centre 2 miles

Sainsbury's



TK Maxx
NEXT
M&S
FOODHALL

PETROL
FILLING
STATION



A4 Bath Road



REGUS

BECHTLE

BT

WINCANTON

HOLMAN



ASHVILLE COURT

A350

turnpike
huse

Methuen Park Chippenham SN14 0GF



LOCATION

Methuen Park is located on the edge of Chippenham and forms part of its largest commercial area. J17 of the M4 motorway is less than 10 minutes drive to the north and there is excellent access via the A350 to the rest of Wiltshire and the South Coast. Chippenham has a mainline service to London Paddington, and Bristol and Heathrow airports (37 and 86 miles respectively) via the M4.

Methuen Park is an established office location and regarded as Chippenham's premier office park which has attracted major occupiers including Wincanton, Green Square Accord and Bechtel UK.

Excellent amenities include an M&S Foodhall, Next, TK Maxx, a drive thru Costa Coffee a drive thru KFC and an Aldi supermarket on site. There is a Sainsbury's supermarket with petrol filling station and a drive thru McDonald's on the other side of Bath Road.



M&S Foodhall / Costa / Aldi	<5 mins
Hilltop Park	<5 mins
Bus Stops	<5 mins



Bath	12 miles
Swindon	22 miles
Bristol	28 miles
London	95 miles



Bath	10 mins
Swindon	12 mins
Bristol	24 mins
London	1hr 3 mins

TRAVEL TIMES

M4 - J17	5.5 Miles North
A350	1/2 Miles West
Chippenham	2 Miles
Train Station	2.5 Miles



DESCRIPTION

Turnpike House comprises a two storey high quality office building constructed in 2011/12. The building has its own well landscaped external areas and a paved patio area to the rear. The ground floor has recently been let and the refurbished first floor is available immediately in its entirety.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The first floor benefits from:

-  18 car parking spaces
-  Air conditioning
-  New carpets
-  New LED lighting
-  8 person lift
-  High quality kitchenette
-  3 meeting rooms
-  Solar panels
-  Showers
-  Cycle store
-  Full CCTV coverage

The property has been measured in accordance with the RICS Property Measurement Professional Statement (Second Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice and confirm the following areas:

AREA	SQ FT	SQ M
First Floor	4,113	382

PLANNING

We are verbally advised that the accommodation has planning consent for offices but interested parties should make their own enquiries to the Planning Department at Wiltshire Council tel: 0300 456 0114 or www.wiltshire.gov.uk

BUSINESS RATES

The Valuation Office Agency website lists the whole building as "offices and premises" with a rateable value of £132,000 with effect from 1 April 2023.

A new assessment has been applied for to separate the two floors.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC of B [25].

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

TERMS

The offices are available by way of a new effective full repairing and insuring lease direct from the Landlord for a term of years to be agreed at a rental of £76,100 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

REFERENCES/RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.



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Developed and owned by

SUMMERFIELD
COMMERCIAL 

turnpike
hnpike

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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. HTC/AK/Hollister HD2597 05/25