

# Unit 1 Westpoint Business Park

Bumpers Farm Industrial Estate, Chippenham, SN14 6RB



## Key Highlights

- 2,562 sq ft
- Powered loading door approx. 3 m wide x 4.8 m high
- LED Lighting
- Allocated parking
- 6m Eaves Height
- 3 Phase Power Supply
- WC's and Kitchen

---

**01793 423344**

[loveday.uk.com](https://loveday.uk.com)

Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

**loveday**

---

## Location

Chippenham is a popular and expanding town located approximately 4 miles south of Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon.

Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass.

## Description

Westpoint is a development of 12 industrial / warehouse units constructed in the early 1990's, of steel portal frame construction with elevations of brickwork and steel profiled cladding. The units have an internal eaves height of approximately 6 metres.

Unit 1 is the most prominent unit on the development located adjacent to the entrance. It will be refurbished by the Landlord prior to letting with work to include:

New LED lighting  
Electrically operated loading door  
loading door approx. 3.0 m wide x 4.8 metres high  
Kitchenette  
WC's

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1	2,562	238.02
<b>Total</b>	<b>2,562</b>	<b>238.02</b>

## Parking

There is parking for 5 vehicles on the forecourt in front of the unit.

## Utilities

Subject to pre contract verification all mains utilities, including gas and 3 phase electricity are available to the property.

## EPC

The property has an energy efficiency rating of 96 band D.

A copy of the EPC and Recommendation Report is available on request.

---

## Terms

The property is available by way a new full repairing and insuring lease for for a term to be agreed. The quoting rent is £27,000 per annum exclusive of VAT, service charge and all other costs of occupation.

The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Each party is to be pay their own legal costs.

## Service Charge

A service charge is payable towards the repair and maintenance of the common parts of the Estate and is approximately £2,400 per annum plus VAT.

## Business Rates

From the 1st April 2023, the property is assessed as Warehouse and Premises and has a Rateable Value of £28,000.

The rating assessment includes a value on a first floor office that has subsequently been removed. There are therefore potential grounds for an appeal to reduce the Rateable Value.

## Viewings

Alastair Andrews  
Loveday  
01793 438938 / 07989 512606  
alastair@loveday.uk.com

or joint agent

Huw Thomas  
Huw Thomas Commercial  
01249 704345 / 07970 494369  
huw@huwthomascommercial.com

---

## Contact

### Alastair Andrews

01793 438938  
07989 512 606  
alastair@loveday.uk.com

---

## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 04/05/2023