



C1 & C2

METHUEN PARK
CHIPPENHAM SN14 0WT

HIGH QUALITY OFFICES FOR SALE WITH VACANT
POSSESSION, AVAILABLE INDIVIDUALLY OR AS A WHOLE

EXECUTIVE SUMMARY

- High quality offices located on Methuen Park, Chippenham, which is considered to be Chippenham's premier office location
- Excellent access to UK Motorway Network, located just 4 miles south of J17 of the M4, with access via the A350
- C1 & C2 comprise two adjoining well specified offices and provide 10,376 sq ft and 6,301 sq ft respectively over two storeys, together totalling 16,677 sq ft, with the benefit of 50 car parking spaces
- Available with vacant possession, presenting an attractive opportunity for owner occupiers and investors, as well as potential for alternative uses, subject to planning
- Virtual freehold

PROPOSAL

Offers are invited for the long leasehold interest in C1 & C2, Methuen Park.

Consideration will also be given to offers for the individual buildings.





LOCATION

Chippenham is a historic market town in Wiltshire, located 13 miles northeast of Bath and 4 miles south of J17 of the M4.

The property is situated on Methuen Park, considered to be Chippenham's premier office location and is home to well-known office occupiers including Wincanton, Regus, Bechtle, and Holman UK. Methuen Park lies approximately 1.7 miles southwest of Chippenham town centre and with easy access onto the A350 which links to J17 of the M4.

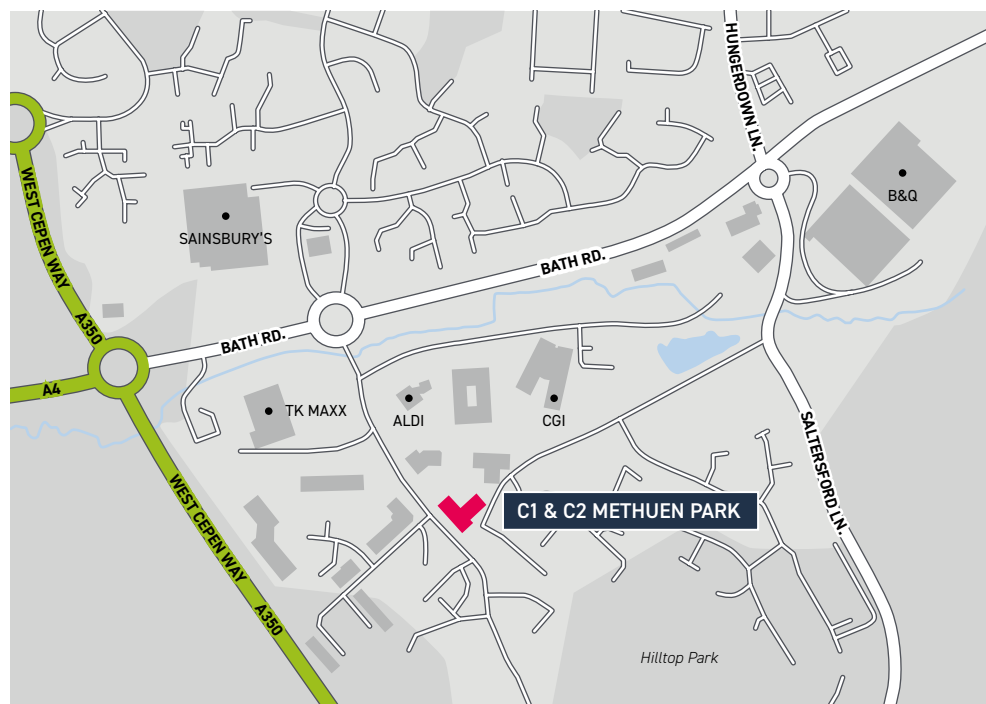
The offices benefit from excellent amenities with a **Costa Coffee**, **M&S Food Hall**, **Sainsbury's**, **McDonald's**, **Aldi**, and **KFC**, all within walking distance.

COMMUNICATION

Road	Distance	Duration
Chippenham Town Centre	1.7 miles	5 mins
M4 J17	5.6 miles	9 mins
Bath	13 miles	28 mins
Bristol	23 miles	35 mins
Swindon	23 miles	30 mins

Rail	Frequency	Duration
Bath	Every 30 mins	10 mins
Bristol	Every 30 mins	25 mins
London	Every 30 mins	1 h 10 mins

* All Rail times are taken from Chippenham Train Station



DESCRIPTION

C1 & C2 Methuen Park comprise two adjoining semi-detached modern offices arranged over ground and first floor with a combination of brickwork and profile stainless steal cladding. The offices offer regular rectangular floorplates, which are predominantly open plan but with an element of the former occupiers partitioning in situ. The offices benefit from the right to use a total of 50 surface car parking spaces including an EV charging point.

OFFICE C1		OFFICE C2	
Full Access Raised Floors		Full Access Raised Floors	
Recessed LED Lighting with PIR sensors		Recessed Lighting with PIR sensors	
Comfort Cooling		VRV Air-Con	
8 Person Passenger Lift		8 Person Passenger Lift	
Male, Female & Disabled WC's on each floor		Male, Female & Disabled WC's on each floor	
Shower Facilities		Shower Facilities	
31 Parking Spaces		19 Parking Spaces	
EV Charging Point		-	



C1 - EV Charging.

ACCOMMODATION

The following measurements have been taken in accordance with the RICS Code of Measuring Practice, 6th Edition.

C1 Methuen South	Sq m	Sq ft
Ground floor	293.38	3,158
First floor	291.99	3,143
Total	585.37	6,301

C2 Methuen South	Sq m	Sq ft
Ground	481.98	5,188
First	481.98	5,188
Total	963.96	10,376

Grand Total	1,549.33	16,677
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TENURE

C1

Held on a virtual freehold for a term of 999 years from **21/06/2016** at a peppercorn rent. **Title no. WT423208**

C2

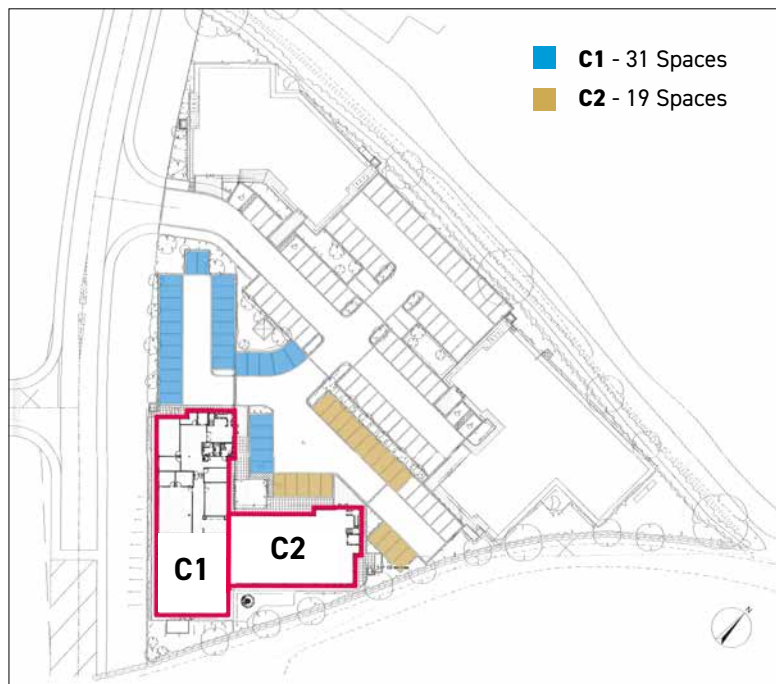
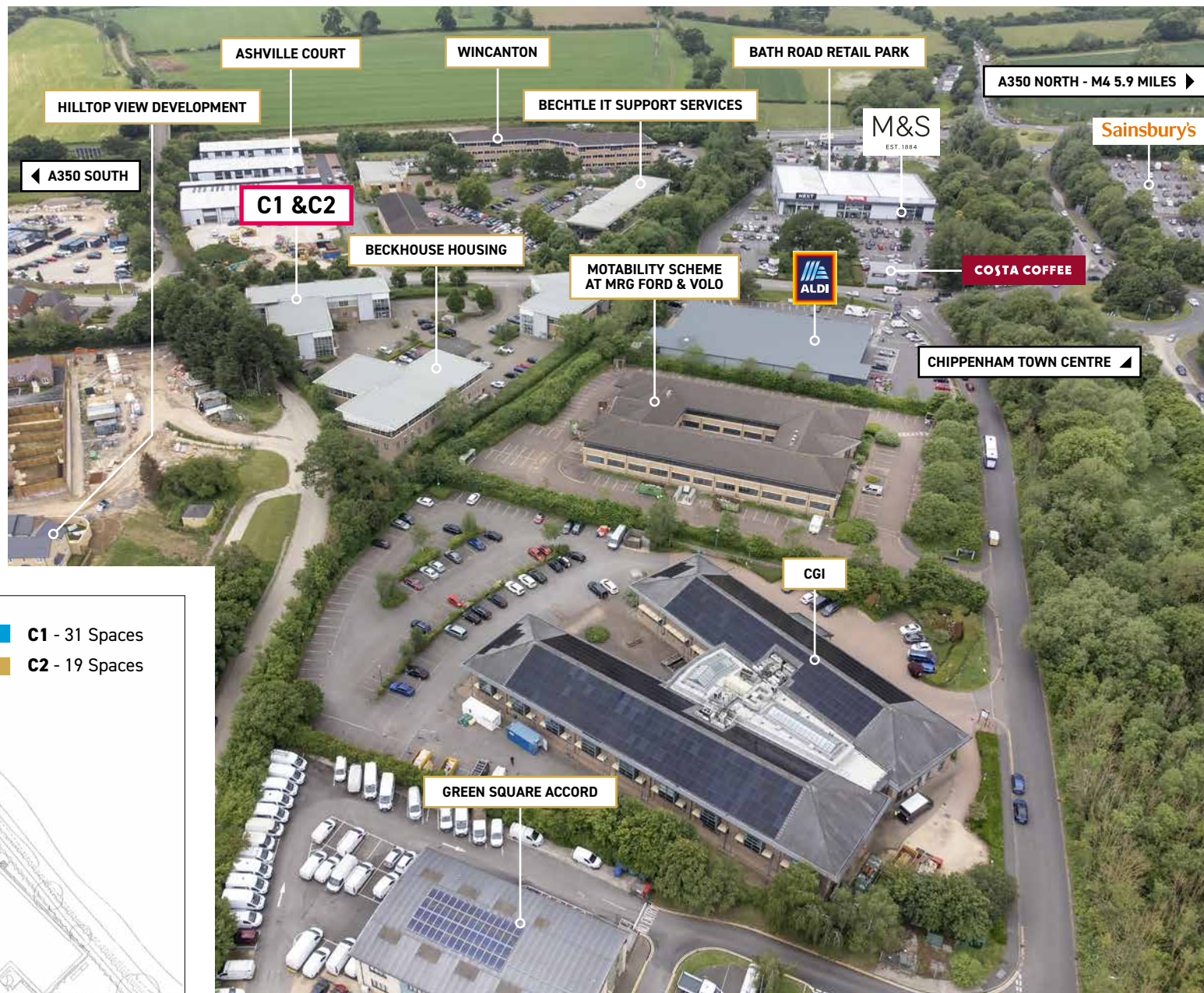
Held on a virtual freehold for a term of 999 years from **09/03/2018** at a peppercorn rent. **Title no. WT436356**

Service Charge

The service charge budget for the period ending 31/03/25 is £7,201 and £4,341 for C1 & C2 respectively, equating to approximately £0.69 psf.

Site Plan

The virtual freeholds provide a right to park as shown in the plan below.



EPC

Unit C1 – D76.

Unit C2 – C57.

DATAROOM

Access available upon request.

VAT

VAT will be applicable to the purchase price.

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CONTACT

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CBRE



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Design: **Waterman Creative**: www.watermancreative.co.uk | +44 (0)7812 698 041 | June 2024