



For Identification Purposes Only

Land at Thingley Junction  
Easton Lane  
Chippenham  
Wiltshire  
SN14 0RW

Open Storage Land

From 1—2 acres ( 0.4—0.8Ha)

- Well positioned for access to M4
- Variety of Surfaces available
- Secure and serviced
- Railhead offering potential for connection to rail network



## LOCATION

Chippenham is situated on the M4 corridor approximately 3 miles south of J17 midway between Swindon (21 miles to the east) and Bath and Bristol (13 and 25 miles to the west).

The site is located approximately 1 mile south west of Chippenham town centre and immediately adjacent to the Paddington – Bristol railway line.

The main access to the site is from the A350 approximately 1 mile to the east and the A4 is approximately 2 miles to the west.

## DESCRIPTION

The site can be accessed from the north via the A4 and from the south via the A350. We are informed that former uses of the site included an MOD railway sidings.

An open sided building (former engine shed) extending to approximately 996 m<sup>2</sup> (10,724 ft<sup>2</sup>), Gross External Area, is located on the south western side of the site.

A railhead offering potential to connect to the rail network is located on the western boundary of the site.

Fenced and serviced open storage sites can be provided with compressed hardcore, tarmac or concrete surfaces.

The site has the benefit of 24/ 7 security.

## SERVICES

The open storage sites will be serviced with electricity and mains water.

Prospective tenants to make their own enquiries regarding the supply and capacity of services.

## ACCOMMODATION

Open storage sites are available from 1—2 acres

## PLANNING

The site has a historic planning consent for a Waste Transfer Station Application Ref No 13/01956/wcm.

The current use of the site is for open storage.

The local planning authority is Wiltshire Council

Tel: 0300 456 0114;

E: [devcontrolnorth@wiltshire.gov.uk](mailto:devcontrolnorth@wiltshire.gov.uk)

## TENURE

Open storage sites are available on a leasehold basis on terms to be agreed.

## SERVICE CHARGE

Prospective tenants are requested to contribute to the service charge to maintain the common areas and services to the site including 24 / 7 site security.

## RENT

Rent will depend on open storage specification and size requirements.



## VAT

Any figures quoted will be exclusive of VAT.

## LEGAL COSTS

Each party is responsible for their own legal costs.



**SUBJECT TO CONTRACT**





## IMPORTANT INFORMATION

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## FURTHER INFORMATION:

Should you require further information please contact:

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