



TO LET

Serviced offices from 74 sq ft to 334 sq ft



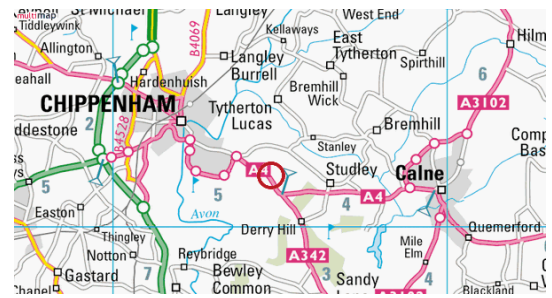
Chippenham

8 Individual Offices at Unit 3, Forest Gate, Pewsham

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Location

Forest Gate is part of The Bowood Estate and comprises of 21 business units totalling 20,700 sq ft. This attractive 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).



Description

Unit 3, The Old Farmhouse, has been converted into eight individual office suites to provide flexible, fully serviced office accommodation split over two floors. These eight office suites share a communal entrance hall, toilets and kitchen. Each office is fitted with box skirting trunking providing ample computer and electrical sockets, a smoke detectors and a communal fire alarm. To the exterior there are formal lawns and paved walkways with disabled parking spaces.

- Office 1 - 12' 2" x 28' 9" 353 sq ft
- Office 2 - 13' 1" x 13' 1" 172 sq ft
- Office 3 - 14' x 13' 1" 183 sq ft
- Office 4 - 10' 11" x 12' 3" 124 sq ft
- Office 5 - 13' 9" x 12' 10" 168 sq ft
- Office 6 - 13' 3" x 13' 2" 176 sq ft
- Office 7 - 9' 9" x 7' 5" 74 sq ft
- Office 8 - 13' 2" x 12' 3" 162 sq ft

Terms

The office suites are available by means of a flexible lease agreement.

Planning

The property has the benefit of a planning consent for B1 office use.

Car Parking

There is a large car park adjacent to the property with an allocated space for each office. Additional spaces can be determined by agreement.

Services

Heating is by way of electric storage heaters. BT telephone lines are available (subject to BT terms & conditions). ADSL Broadband is available.

The Bowood Estate, give notice that: (1) These particulars do not constitute any part of an offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of The Bowood Estate; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact; (4) 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 on: 04 October 2018