



## Unit 3, Forest Gate, Chippenham, Wiltshire, SN15 3RS

Serviced offices from 68 sq ft to 353 sq ft



### 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 detector 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" 68 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.

### VIEWINGS

Viewings strictly by appointment with the Bowood Estate Office.

Please contact the Property Manager:

Telephone: 01249 810953

E-mail: [propertymanager@bowood.org](mailto:propertymanager@bowood.org)

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Particulars updated on: 03 June 2019

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For further information please contact the Property Manager at the Bowood Estate Office

Tel: 01249 810953 | E-mail: [propertymanager@bowood.org](mailto:propertymanager@bowood.org)