

First & Second Floor 22 High Street, Corsham, SN13 0HB



OFFICES TO LET

892 sq ft (82.89 m²)

- *Self Contained Offices*
- *Own Toilets & Kitchenette*
- *Flexible lease terms.*
- *Close to all town centre amenities*
- *Rent: £10,500 p.a.*



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LOCATION: The property is located on the High Street in Corsham, which is situated equidistant of Bath and Chippenham. The M4 motorway can be accessed via Junction 17 at Chippenham and there are main line railway stations at Chippenham and Bradford upon Avon also. Nearby occupiers include a variety of independent and national retailers and other office users.

DESCRIPTION: The property comprises a self-contained suite at the first and second floors of a period Cotswold stone building. The offices are arranged as three individual rooms on the first floor with a kitchen/staff room and open plan office with WC at second floor level. The offices are centrally heated and carpeted with data networking, and are in good decorative order. Car parking is available within a public car park situated directly behind the property.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

First Floor: 3 Offices & kitchen/staff room	571 sq ft
Second Floor: Office	322 sq ft
WC	
Total:	892 sq ft (82.89 m ²)

AVAILABILITY: To let as a whole on new flexible term lease.

RENT: £10,500 per annum, exclusive of outgoings.

EPC: The property currently has an EPC of Band C (72).

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

BUSINESS RATES: Informal enquiries via the Valuation Office Agency website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2026):	£9,000
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£3,888.00

NB: Small Business Rates Relief may be available to qualifying occupiers. Further information on business rates is available from Wiltshire Council on 01249 706290.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

08/09/2026

