

Suite B First Floor, 3-4 New Road, Chippenham, SN15 1EJ



OFFICES TO LET 917 sq ft (85.2 m²)

- *Close to all town centre amenities*
- *Very prominent position*
- *Very Flexible terms*
- *Rent £8,500 p.a.*



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LOCATION: The property is prominently situated in New Road on the edge of Chippenham Town Centre, which is conveniently located for access to Chippenham railway station, Borough Shopping Centre and further to the M4 Motorway.

DESCRIPTION: The premises comprises a suite of first floor offices in a 3 storey building, accessed off shared stairs via a ground floor entrance lobby. The suite is self-contained and divided into a number of rooms offering flexible accommodation with carpeted floors, suspended ceilings with recessed fluorescent lighting, and with gas fired central heating, via radiators and its own kitchen and WC. Public car parks are close by at Bath Road & Cocklebury Road.

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

First Floor:

Office 1:	275 sq ft	
Office 2:	280 sq ft	
Office 3:	196 sq ft	
Reception:	106 sq ft	
Kitchen:	23 sq ft	
Lobby/ Store:	37 sq ft	
Total	917 sq ft	(85.2 m ²)

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.

TERMS: The premises are available from May 2026 to let on flexible terms on a new internal repairing and insuring lease for a term to be agreed.

RENT: £8,500 per annum, exclusive of outgoings, service charge and VAT, if applicable.

SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the exterior, roof and common parts.

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

Description:	Office & Premises
Rateable Value (2026):	£13,750
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£5,940.00

NB: The property may qualify for Small Business Rates Relief. Further information may be obtained from Wiltshire Council on 01249 706290.

EPC: The property currently has an EPC of Band E (119).

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

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



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12/02/2026

