

# Bewley House

THE PERFECT MATCH OF LOCATION AND SPACE IN CENTRAL CHIPPENHAM



## THIRD FLOOR OPEN PLAN OFFICES AVAILABLE

2,680 sq ft (249 sq m)

11 on-site parking spaces

Easy access to M4

Close to railway station

Local shops and services within walking distance

[www.bewleyhouse.co.uk](http://www.bewleyhouse.co.uk)

Bewley House, Marshfield Road, Chippenham, Wiltshire SN15 1JW

**HPH**  
Commercial Property

Bewley House is a high quality modern office building in central Chippenham with excellent on-site parking and direct access to the town centre.



The third floor offers flexible open plan office space of 2,680 sq ft (249 sq m) and includes the following:

- 11 parking spaces
- Excellent natural daylight
- Integral fitted kitchen
- New sustainably sourced carpet throughout
- Swipe card access control
- New LG7 compliant lighting
- PIR/Solar Lighting controls
- Secure basement storage – up to 1,700 sq ft (158 sq m)
- 20 person passenger lift



### ENERGY EFFICIENCY MEASURES

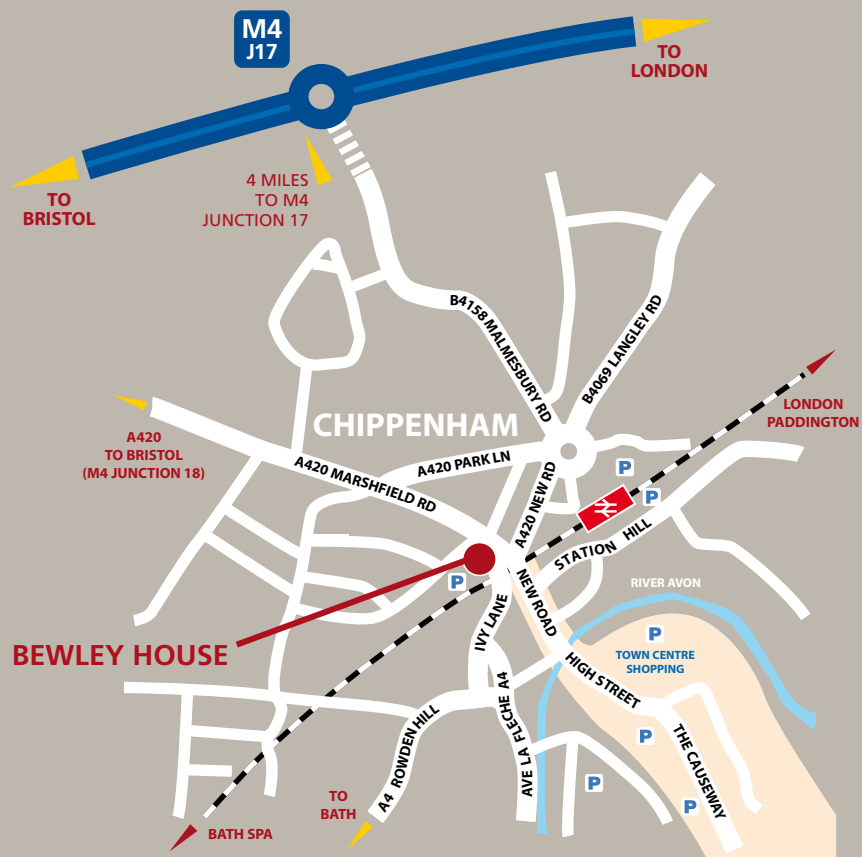
A continuing programme of energy efficiency initiatives is being implemented at Bewley House to reduce the building's carbon footprint and the associated costs for occupiers. These include installation of a voltage optimiser, de-stratification fans, increased insulation, web-based remote heating control and boiler optimisation and compensation.

### LOCATION

Bewley House is located in a prominent position in central Chippenham. It offers great access to the M4 corridor and the beautiful Wiltshire countryside as well as being a short walk from Chippenham's main shopping area.

It is located just 4 miles south of Junction 17 of the M4 making it very accessible for both staff and clients. Major cities including Bristol, Swindon and Bath are all within a 30 minute drive.

Chippenham railway station is a short walk away and it is only 1 hour 20 minutes to London Paddington by train.



### TERMS

The accommodation is available to let on a new lease, terms to be agreed.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through joint agents.



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