

INDIVIDUAL OFFICE ROOMS TO LET



huwthomascommercial.com

01249 704345



OFFICE ROOMS

225 & 253 Sq Ft.
20.90 & 23.50 Sq M

- Central location
- Well managed building
- Two rooms available
- New tenancies
- Nearby on-street parking

STATION HILL HOUSE, STATION HILL, CHIPPENHAM, WILTSHIRE, SN15 1EQ

LOCATION

Station Hill House is located at the junction of New Road and Station Hill, in the centre of Chippenham. The property is a 3 minute walk from Chippenham's main line railway station and the High Street, providing all local facilities.

DESCRIPTION

Station Hill House is a well-managed building that provides a range of high-quality offices available either as single rooms or as suites. The rooms have carpet, modern electric heating and lighting, with shared use of a kitchen and male & female toilets.

Available at present are Room 12 located on the first floor of the building overlooking Station Hill, and Room 16, located on the second floor of the building.

ACCOMMODATION

Room	Sq.m	Sq. feet
12	23.50	253
16	20.90	225

CAR PARKING

There is short term (2 hour) free on-street parking on Station Hill, Monkton Hill and Cocklebury Road, or all day parking available approximately 5 minutes' walk away at a cost of £4 /day.

TERMS

The rooms are available on a new lease for a term to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

Room 12	£3,950 pa
Room 16	£2,880 pa

All rent is subject to VAT at the standard rate.

The rent includes a contribution to the repairing, maintenance and cleaning of all common parts of Station Hill House and to the building insurance. Tenants are responsible for the insurance of their own contents. An annual payment of approximately £95 + VAT is payable for refuse collection.

The electricity supply to the rooms is sub-metered and will be charged by the Landlord.

BUSINESS RATES

The Valuation Office Agency website lists the Rateable Values of the rooms as –

Room 12	£2,450
Room 16	£1,475

The Rateable Value for each room is below the threshold for Small Business Rate Relief. If the office is the occupiers only commercial property, it is likely that no Business Rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

The first & second floors have been assessed for energy efficiency and have been given a rating of 90 in Band D.

A copy of the EPC and Recommendation Report is available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

LOCATION

Huw Thomas Commercial, Station Hill House, Station Hill, Chippenham, Wiltshire, SN15 1EQ

01249 704345 / 07970 494369 / huw@huwthomascommercial.com



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VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

Details prepared July 2021.

Disclaimer

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Room 16

