

TO LET: OFFICES AT UNIT A

4 Northend, Luckington, Chippenham, SN14 6PN

Chipping Sodbury – 8 miles

Malmesbury – 7.5 miles

M4 Junction 18 – 6.5 miles

M4 Junction 17 – 8 miles

(Distances are approximate)

Offers in the region of £800 pcm

Introduction

Offices at Unit A provide an excellent opportunity for versatile office space at 4 Northend, Luckington, Wiltshire. The offices are situated close to the town of Chipping Sodbury to the south west and Malmesbury to the north east. Junctions 17 and 18 of the M4 motorway are only 15 minutes away providing excellent links to further afield.

The offices at Unit A are a two storey building which includes eight individual offices along with a small kitchen area, toilet and storage space/cupboards. In total there is approximately 1023.43ft² (95.08m²) of usable office space. The offices at Unit A are currently situated next to other established commercial units, known as 4 Northend/Palmers Yard.

Tenure

The Property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 2-3 years, at a fixed rent with no reviews, with the rent payable monthly in advance. The Landlord and Tenant will each pay 50% of the solicitor's costs for the preparation of the Lease. A deposit will be required from the Tenant before the commencement of the Tenancy, equivalent to two months' rent.

The Tenant will be expected to take on the Property with Internal Repairing Terms. Any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy. The Landlord will obtain the appropriate buildings insurance cover, which the Tenant will reimburse.



Access/Parking

The Tenant will have the use of a dedicated car parking area which is situated on the tarmac area to the front of the Property. Extra parking spaces may be made available by agreement. Access to the offices at Unit A are off Northend, a public highway, which adjoins Sopworth Road connecting Luckington to Sopworth.

Services

The Property is currently serviced by single phase electricity and is connected to a mains water supply, both of which are on separate meters. WC facilities are available within the unit. The Property also benefits from oil fired central heating. The Tenant will be responsible for all outgoings in connection with these services.

Business Rates

The Tenant will be responsible for paying the business rates during the Tenancy.

Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email post@webbpaton.co.uk to make an appointment.

Directions

From Malmesbury head towards Luckington on B4040 Sherston Road. Upon entering Luckington the Old Royal Ship will be on your right. Take the immediate right hand junction by the Old Royal Ship signposted Sopworth. At the cross roads turn right onto Sopworth Road and after approximately 250m turn left onto Northend. After approximately 100m the units can be found to the right. The postcode is SN14 6PN.

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Plans Areas Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the Property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof.

Disputes

Should any dispute arise as to the boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The Tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlord's agent will be responsible for defining the boundaries or the ownership thereof.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

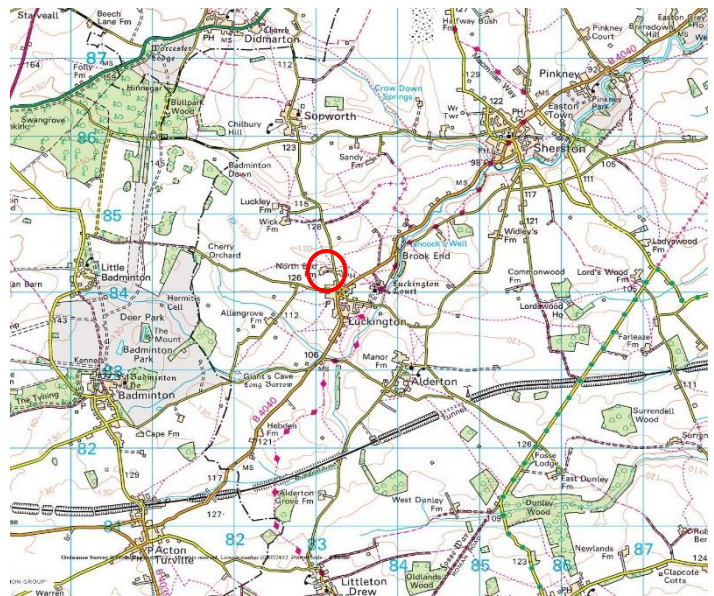
83 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Interested parties must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the letting nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Interested parties must satisfy themselves by inspection or otherwise.