

TO LET

Carter Jonas



**Vinciens Road
Bumper Farm Industrial Estate
Chippenham
Wiltshire
SN14 6NQ**

Workshop / Industrial Units

**From 717—3,301 Sq Ft
(67—307 Sq M)**

- Roller shutter loading doors
- Three-phase power
- Dedicated welfare facilities
- Mezzanine storage/offices to selected units
- Parking and loading areas
- Excellent access to the A350 and M4 Junction 17

LOCATION

The property occupies a prominent position on Vincients Road within the established Bumpers Farm Industrial Estate, Chippenham's premier industrial location.

Bumpers Farm offers excellent transport connectivity via the A350 Western Bypass with Junction 17 of the M4 motorway situated approximately 4 miles to the north. The estate is home to a wide range of industrial, warehouse, trade counter and manufacturing occupiers and continues to experience strong demand from local and regional businesses.

DESCRIPTION

The available accommodation comprises a range of industrial/workshop units forming part of Building A.

The units are of steel portal frame construction and provide flexible warehouse and workshop accommodation suitable for manufacturing, storage, distribution, trade counter and general industrial uses.

Each unit benefits from roller shutter access, three-phase power and independent welfare facilities. Units 1 and 2 additionally incorporate mezzanine floors providing useful storage or office accommodation. Externally there are dedicated parking and loading areas together with excellent circulation space.

TERMS

The units are available individually or collectively on new Full Repairing and Insuring leases on terms to be agreed

ACCOMMODATION

Areas are approximate and calculated on a Gross Internal Area basis.

UNIT	SQ M	SQ FT
Units A2/A3	138	1,486
Unit A4	67	717
Unit A5	102	1,098
Combined Units	307	3,301

QUOTING RENT

UNIT	Rent Pax
Unit A2/A3 (1,486 sq ft)	£20,000
Unit 4 (717 sq ft)	£11,000
Unit 5 (1,098 sq ft)	£11,000
Combined Units	£42,000

SERVICE CHARGE

A Service Charge arrangement will be put in place to maintain the communal areas of the estate.

SERVICES

The tenant to make their own enquiries in respect of the availability and capacity of services

PLANNING USE

Prospective occupiers to make their own enquiries with Wiltshire Council.

developmentmanagement@wiltshire.gov.uk

Tel: 0300 456 0114

EPC

An EPC has been commissioned and the certificate is awaited

BUSINESS RATES

The properties will require a separate assessment for business rates purposes.

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

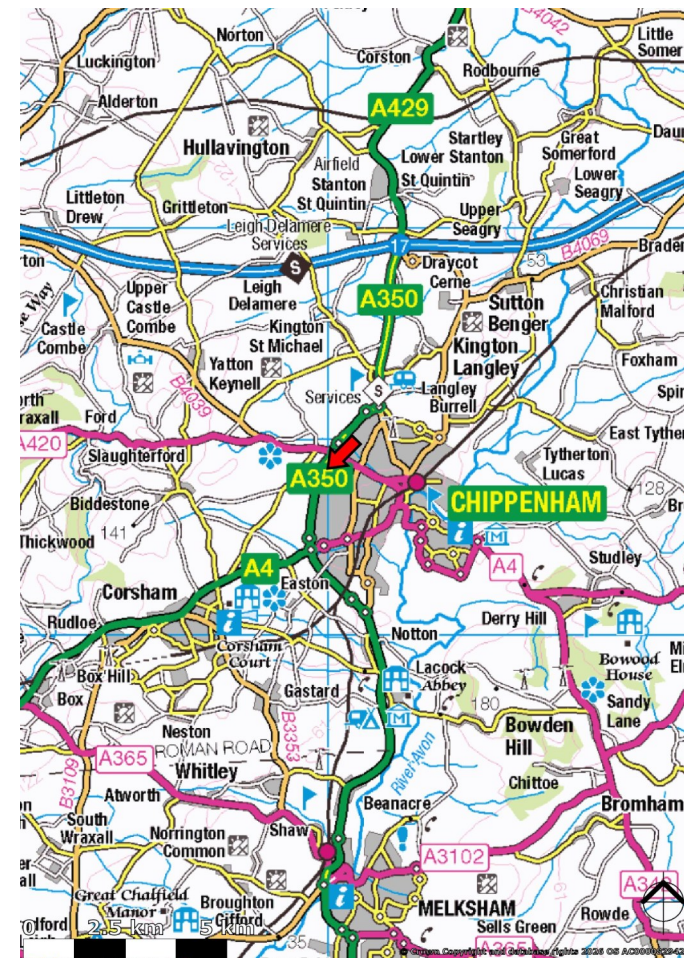
VIEWINGS

Viewings can be arranged by prior appointment with Carter Jonas

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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July 2026

Carter Jonas