

For Identification Purposes Only



Roadside Storage Unit
Chittoe Heath
Chippenham, Wiltshire
SN15 2EQ

Storage Unit
Extending to 4,802Sq Ft (446 SqM)

- Flexible Terms
- Close to highway.
- Good access to the A342 & Chippenham

LOCATION

The property is located approximately 7 miles to the south of Chippenham and 5.8 miles north of Devizes. Access to the building is by way of the A342.

DESCRIPTION

The property comprises a detached portal framed storage building with loading to the front. The building is conveniently located close to the public highway.

QUOTING PRICE

£12,000 per annum, exclusive.

TERMS

The unit will be available to let on a new lease on a terms to be agreed,.

SERVICES

Prospective occupiers to make their own enquiries in respect of the availability and capacity of services.

ACCOMMODATION

Storage Unit	446 Sq M	4,802 Sq Ft
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PLANNING

We are advised that the most recent use for the building is for that of storage..

EPC

An EPC is not required as the building is for storage only and does not have heating.

VAT

All prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

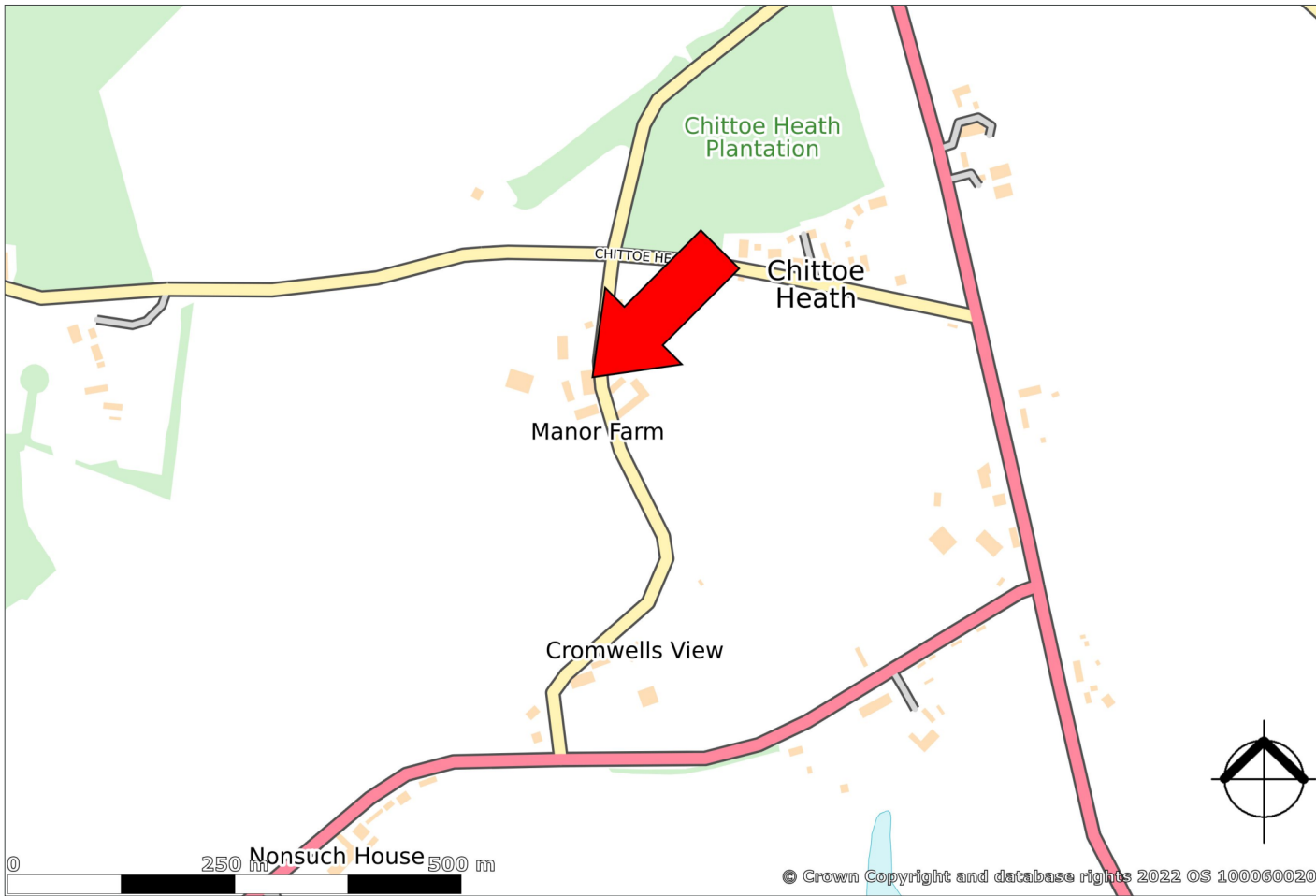
Viewings can be arranged by prior appointment with sole agents Carter Jonas.

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

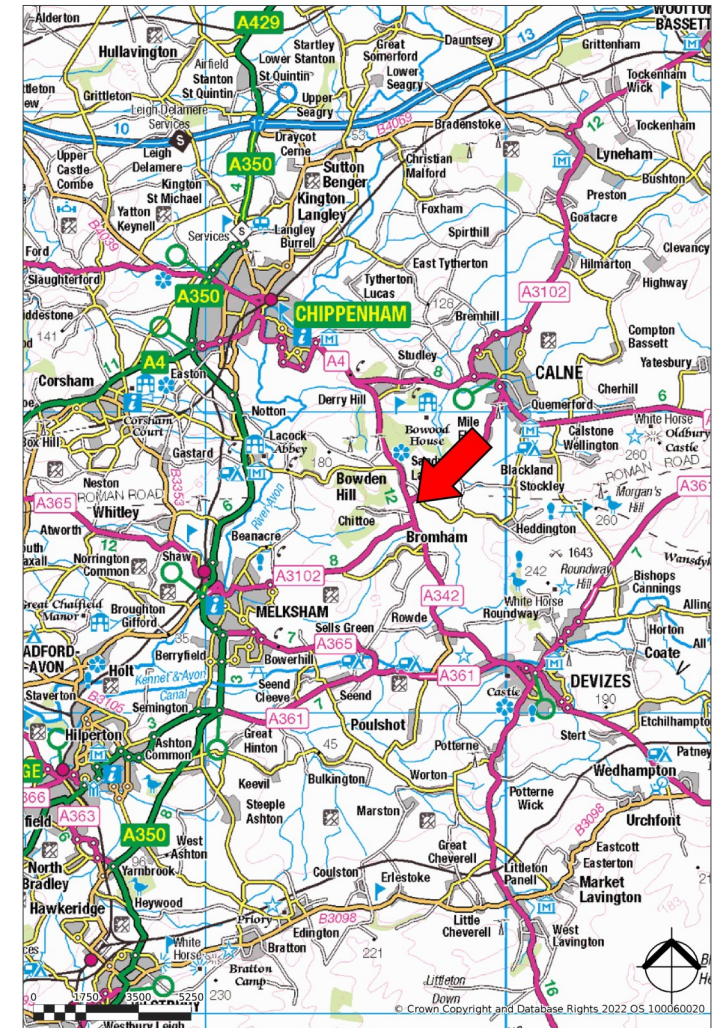
SUBJECT TO CONTRACT





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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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February 2026

Carter Jonas