

TO LET

Carter Jonas



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

**Business Units
1786-3,574 Sq Ft (166-332 Sq M)**

- Established Industrial Estate .
- Flexible business space over two floors.
- Dedicated parking and circulation areas.
- Suitable for office, R&D and business uses.
- Excellent access to A350 and M4 Junction 17.

LOCATION

The property is situated on Vincients Road within the well-established Bumpers Farm Industrial Estate, Chippenham's principal industrial and business location. The estate lies approximately 1.5 miles west of Chippenham town centre and benefits from excellent communications, with direct access to the A350 and convenient access to Junction 17 of the M4 motorway approximately 4 miles to the north. The location provides excellent connectivity to Bristol, Swindon and the wider South West region.

DESCRIPTION

The accommodation forms the rear office element of Building A, a self contained business unit.

The premises provide office accommodation over ground and first floors together with ancillary welfare facilities. The space offers a variety of private offices, open-plan working areas and staff facilities, making it suitable for office, research and development, training or administrative occupiers.

Externally, the property benefits from dedicated parking and circulation space within a secure and established commercial environment. The accommodation provides occupiers with an excellent opportunity to establish a professional business base in one of Chippenham's premier and most established employment locations.

Potential for Subdivision.

ACCOMMODATION

The existing buildings provide the following approximate areas.

UNIT	SQ M	SQ FT
Ground	166	1,786
First	166	1,786
Total	332	3574

QUOTING RENT

£32,500 per annum exclusive

TERMS

The property is available on a new Full Repairing and Insuring lease on terms to be agreed. The freehold interest is held long leasehold from Wiltshire Council.

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 property 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.

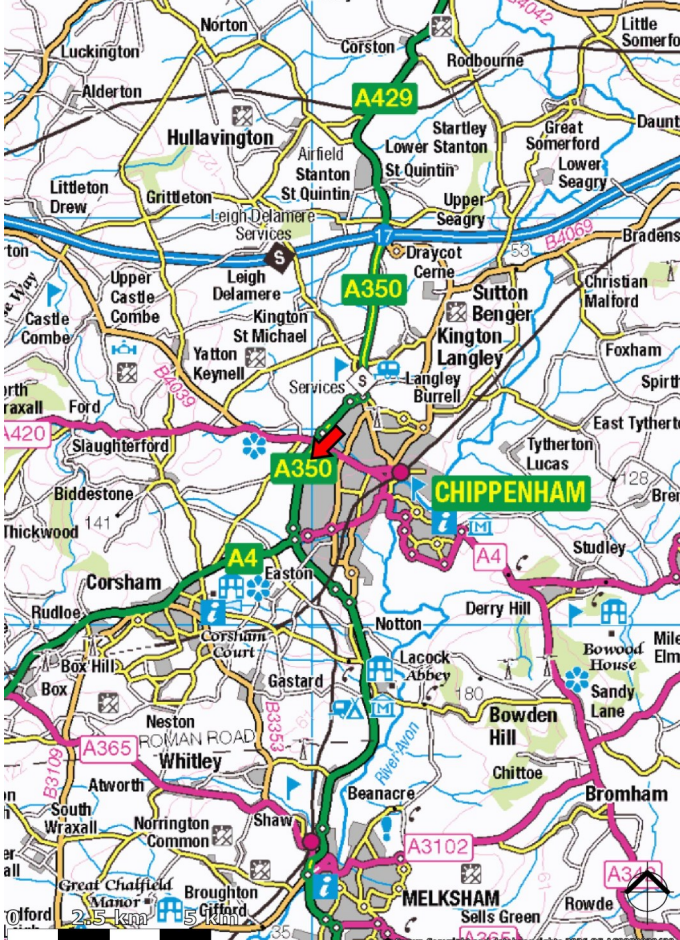
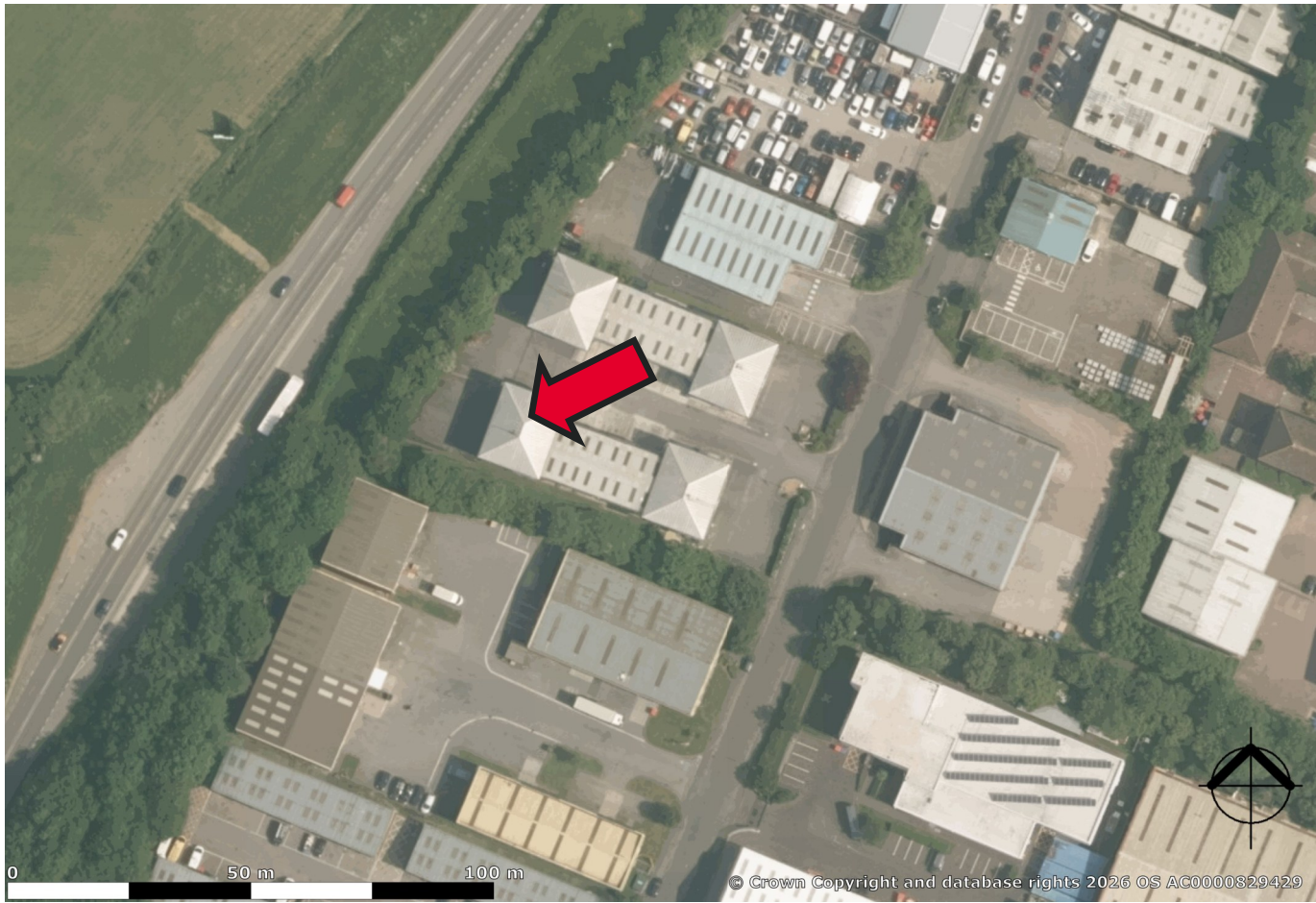
VIEWINGS

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:

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IMPORTANT INFORMATION

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July 2026

Carter Jonas