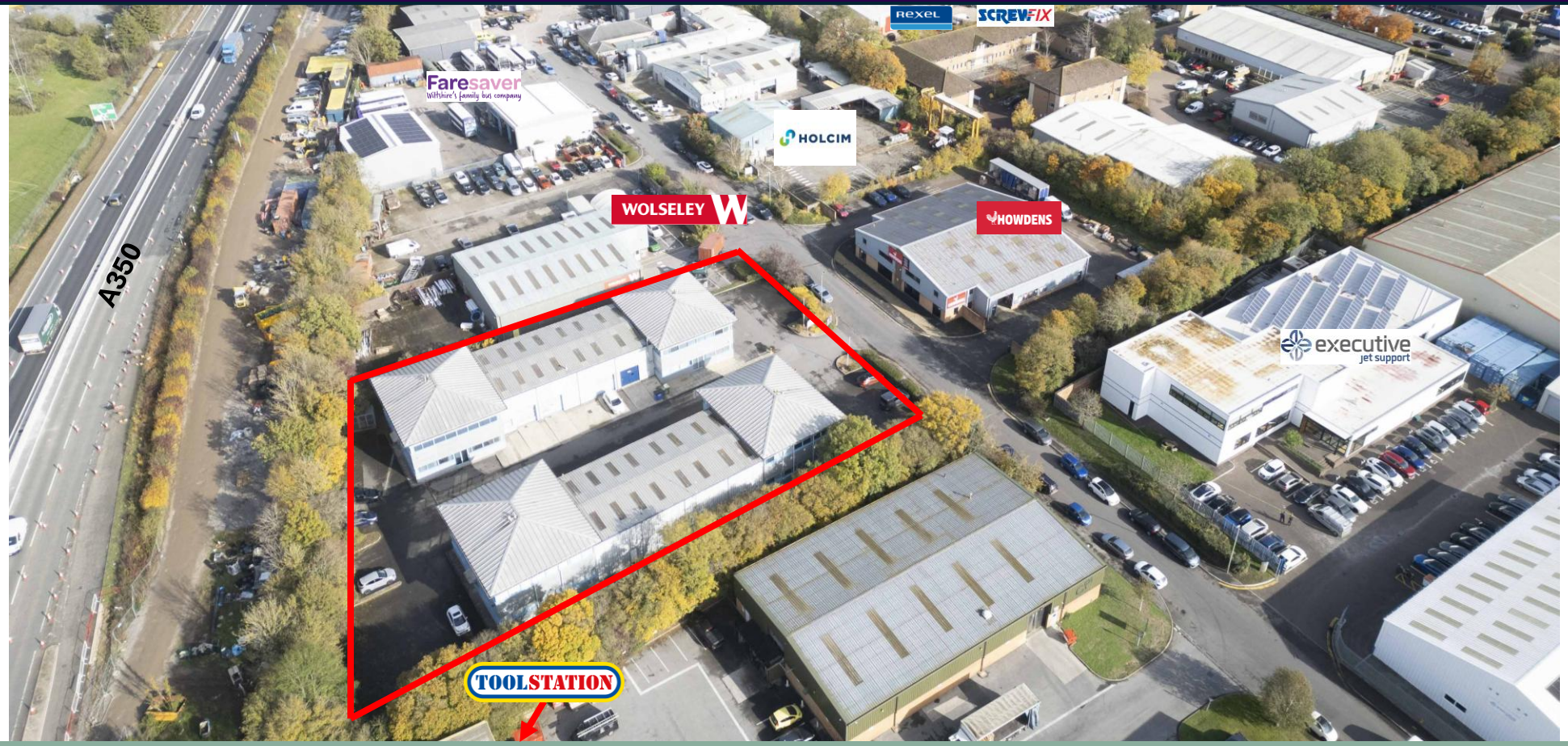
For Sale

Carter Jonas

FOR IDENTIFICATION PURPOSES ONLY



DANLERS Business Centre
Vincients Road
Bumper Farm Industrial Estate
Chippenham
Wiltshire
SN14 6NQ

Multi Let Industrial Investment Opportunity
21,231 Sq Ft (1972.65 Sq M)

- Existing income-producing accommodation.
- Potential vendor leaseback opportunity.
- Additional leasing initiatives underway.
- Flexible warehouse, workshop, office and R&D accommodation.
- Established commercial location with excellent access to the M4 motorway.

DESCRIPTION

The property comprises a self-contained industrial and business facility. The buildings, known as Building A and Building B, are of steel portal frame construction and provide a flexible mix of office, research and development, workshop, warehouse and storage accommodation.

Building A comprises prominent front office accommodation, rear offices and welfare facilities, together with a central workshop and warehouse area subdivided into three individual units. Each unit benefits from roller shutter loading access, three-phase power and independent welfare facilities. Unit A5 benefits from a mezzanine floor providing additional office or storage space.

Building B offers high-quality office and R&D accommodation over two floors at both the front and rear of the building, connected by a larger central warehouse area. The warehouse benefits from an eaves height of approximately 6 metres, a height to pitch of approximately 6.5M.

The building is served by dedicated parking and circulation areas.

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.

KEY FEATURES

- Self-contained industrial and business premises.
- Two detached industrial buildings.
- Mix of offices, R&D space, workshops and warehousing.
- Roller shutter loading doors and three-phase power.
- Mezzanine storage and office accommodation.
- Dedicated parking and circulation areas.

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ACCOMMODATION

From our on-site check measurements, we have calculated the following floor areas on a gross internal area basis:

Building A	SQ M	SQ FT
A1 Front Offices	332.00	3574
Unit A2/A3	138.06	1486
Unit A4	67	717
Unit A5	102.02	1098
A6 Office/ R&D	332.00	3574
Building B		
Front Office /R&D	332.00	3574
Production Area	271.44	2922
Mezzanine	66.13	712
Rear Office / R&D	332.00	3574
Total	**1972.65**	**21231**

Site area digitally measured at c.0.87 acres.

INVESTMENT OPPORTUNITY

The property presents an opportunity to acquire a well-located industrial / business asset with existing income-producing accommodation. In addition, there are opportunities to enhance the income profile through active asset management initiatives, including ongoing leasing discussions and a potential leaseback arrangement with the vendor.

Subject to Contract

QUOTING PRICE

Price on application.

BUSINESS RATES

Prospective purchasers should make their own enquiries regarding the rates payable.

VAT

All figures quoted are exclusive of VAT.

EPC

EPCs have been commissioned and certificates are awaited.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.







AML / SANCTIONS CHECKS

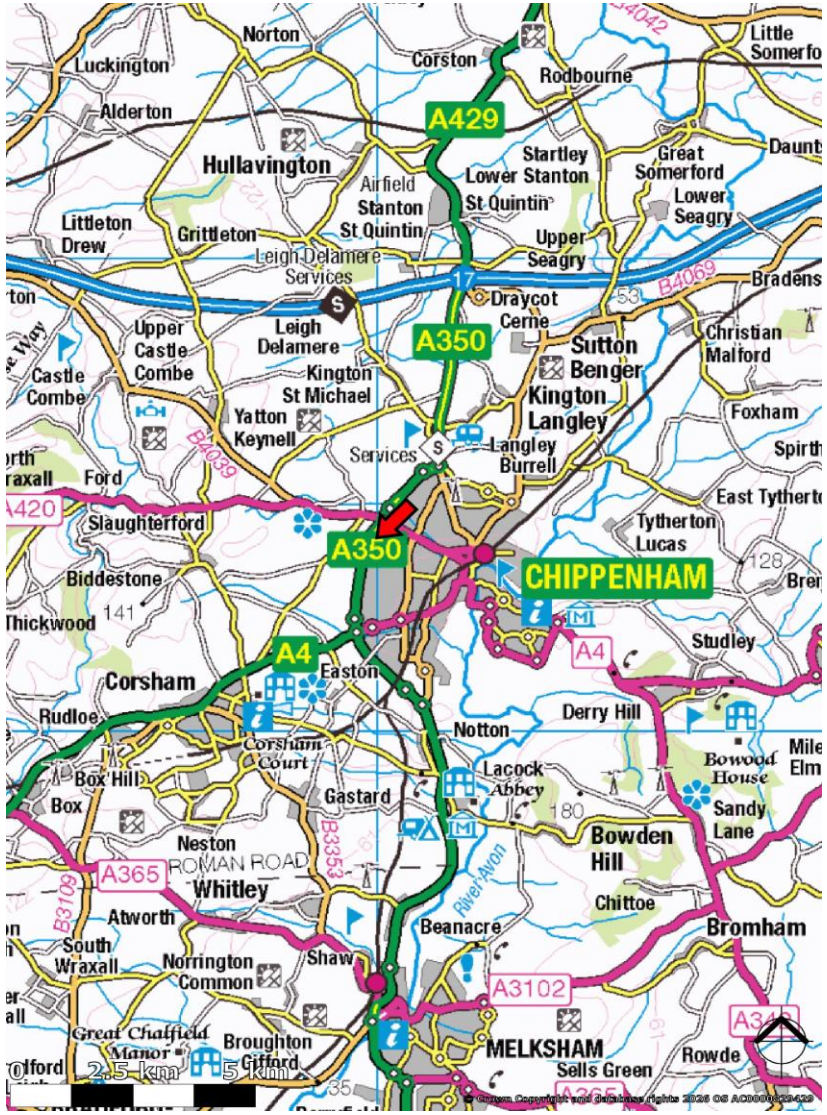
In line with statutory requirements prospective purchasers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.

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Alison Williams MRICS

0117 922 1222| 07917041109

Alison.williams@carterjonas.co.uk

IMPORTANT INFORMATION
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NOVEMBER 2026

SUBJECT TO CONTRACT