

TO LET / FOR SALE

Avon Heights, Monkton Hill, Chippenham, SN15 1EE





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A substantial office building with excellent redevelopment potential

LOCATION

Chippenham is a historic market town and one of the principal towns of Wiltshire. It is located approximately 10 miles east of Bath, 25 miles east of Bristol, 16 miles south west of Swindon and 110 miles west of London.

The town, which benefits from a good range of local facilities and amenities, has excellent transport links with a mainline railway station providing a direct line service to London in just over an hour and to Bath in 10 minutes. The M4 motorway, at junction 19, is approximately 3 miles north of the town centre.

The town has grown significantly over the last 30 years due to its accessibility to London, Bath and Bristol and the local quality of life and has an estimated population of over 40,000.

SITUATION

The property is located within the Chippenham Conservation Area on the south side of Monkton Hill in the town centre and about 200 metres from Chippenham Railway Station.

The property benefits from frontage onto the River Avon at the rear and overlooks the River Park beyond with both Wiltshire County Council and Wiltshire Police being near neighbours to the east and further offices to the west.

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DESCRIPTION

The property comprises a substantial office building arranged over lower ground, ground and three upper floors built in the 1980s totalling approximately 1389 m2 (14 945ft2).

The offices benefit from central heating, suspended ceilings, separate toilet and kitchen facilities, attractive riverside terrace, secure under-croft car parking on the lower ground floor level for 24 cars, 2 spaces to the side of the building together with 7 outdoor spaces located in the adjoining external car park providing 33 car parking spaces in total.

Given the property's attractive location overlooking the River Avon and River Park, proximity to the town centre with its array of local shops, cafes and being 200 metres from the railway station, coupled with excellent car parking provision of 33 spaces, the property has potential for conversion to alternative uses such as residential, care home/nursing home or education use subject to obtaining the necessary planning consents.

ACCOMMODATION

The office accommodation comprises the following net internal floor areas:-

Lower ground floor	39.80 Sq M	428 Sq Ft
Ground floor	405.90 Sq M	4,368 Sq Ft
First floor	486.10 Sq M	5,231 Sq Ft
Second floor	357.90 Sq M	3,852 Sq Ft
Third floor	99.06 Sq M	1,066 Sq Ft
Total	1,388.76 Sq M	14,945 Sq Ft

33 car parking spaces

All figures taken in accordance with IPMS 3 (Offices).

RATES

The Rateable Value of the property is £129,000.





TENURE

Freehold.

TENANCY

The property is currently tenanted and will be available for occupation on or before 1st March 2021.

VAT

The building is elected to VAT.

EPC

The property has an EPC rating of C55

LEGAL COSTS

Each party is to pay their own legal costs.

TERMS

The property is available to let as a whole or in parts at a quoting rent of £12.50 per sq ft.

The freehold price is £2,395,000, subject to contract.

VIEWING AND FURTHER INFORMATION

Interested parties should make their own enquiries with the relevant authorities regarding the property's suitability for conversion to alternative uses.

The property is owned by a Single Purpose Vehicle Company.

Further information including floor plans, EPC and title are available upon request.

Viewings are strictly by appointment through the joint agents:-

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