

# GRADE A OFFICES TO LET



EXCELLENT GRADE A OFFICE  
ACCOMMODATION SITUATED  
ON CHIPPENHAM'S PREMIER  
BUSINESS PARK

6,459 - 13, 349 SQ FT  
AVAILABLE TO LET

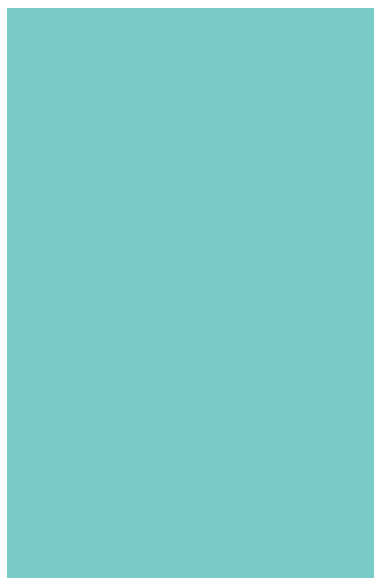
## WINCANTON BUILDING

METHUEN PARK // CHIPPENHAM // WILTSHIRE SN14 0WT

THE WINCANTON BUILDING WAS DEVELOPED IN MARCH 2007 TO A GRADE A SPECIFICATION. THE SPACE, WHICH IS OFFERED IN TWO SEPARATE SUITES, OFFERS EXCELLENT FULLY FITTED OFFICE ACCOMMODATION SUITED TO A VARIETY OF OCCUPIERS.

The building benefits from the following Grade A specification:

- = Suspended ceilings
- = Carpet tiled raised floor
- = Air conditioning
- = Shower facilities
- = 24 hour access
- = Kitchen facilities in each suite
- = Staffed reception
- = Secure parking provision



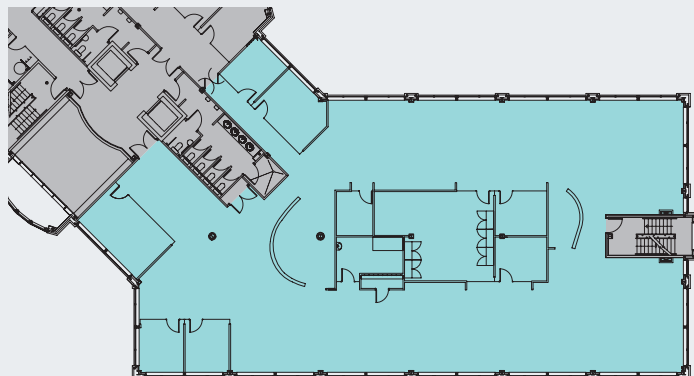


## ACCOMMODATION

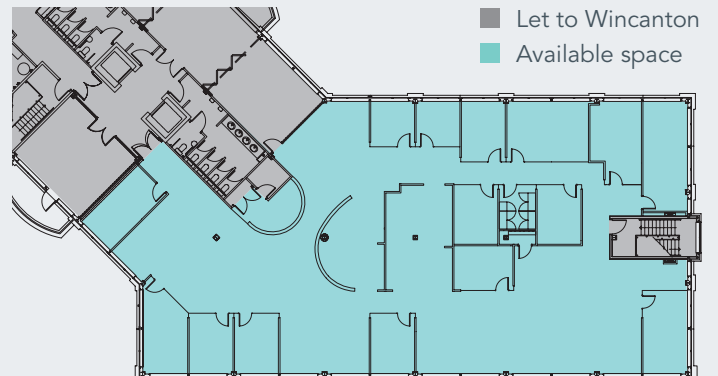
FLOOR	SQ FT	SQ M
2nd - North Wing	6,459	600
1st - North Wing	6,890	640
<b>TOTAL</b>	<b>13,349</b>	<b>1,240</b>



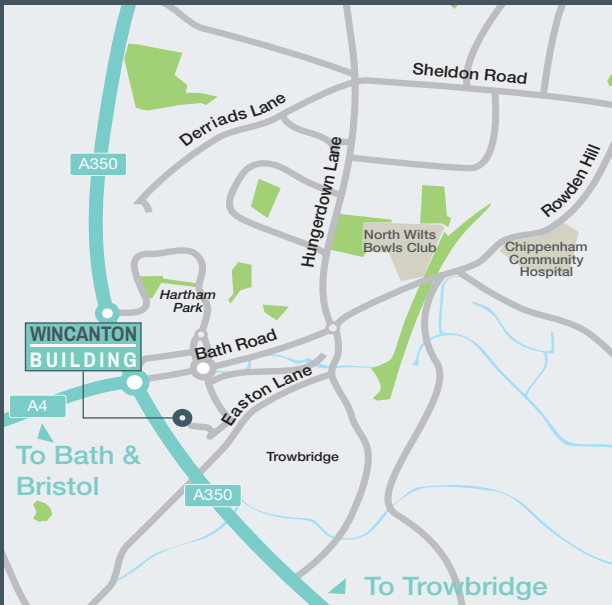
**1ST FLOOR NORTH WING FLOOR PLAN**  
6,890 SQ FT (640 SQ M)



**2ND FLOOR NORTH WING FLOOR PLAN**  
6,459 SQ FT (600 SQ M)



For indicative purposes only. Not to scale.



## LOCATION

The Wincanton Building is located on Methuen Park which is Chippenham's premier business park. The premises are situated in close proximity to the junction of the A4 (Bath Road) and the A350 which provide good access to Junction 17 of the M4. Chippenham's Town Centre is located 1 mile North East of Methuen Park where a frequent train service provides access to London Paddington in 1 hr 20 minutes and Bristol Temple Meads in 30 minutes.



## TENURE

The offices are available by way of new flexible FRI leases for a term of years to be agreed.

## EPC

EPC rating - xxxxx

## VIEWINGS

Strictly by appointment through sole agents, Savills:

## RENT

Upon application.

## LEGAL COSTS

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

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