



GREENWAYS

BUSINESS PARK

SPACE TO GROW

100,000 SQ FT OFFICE CAMPUS SET IN 11 ACRES OF PARKLAND

CHIPPENHAM / WILTSHIRE / SN15 1BN



GREENWAYS

BUSINESS PARK

ABOUT



SPACE TO ENJOY

ABOUT GREENWAYS BUSINESS PARK

Greenways Business Park is set within 11 acres of landscaped parkland in Chippenham, offering a wonderful environment in which to work and grow a business.

The buildings have been constructed in an attractive brick built style and combines a landscaped parkland setting with over 100,000 square feet of flexible office accommodation.



MANAGED
CAR PARKING



3 MILES FROM
J17 OF M4



5 MINS DRIVE
FROM TOWN CENTRE



SUPERB WORKING
ENVIRONMENT



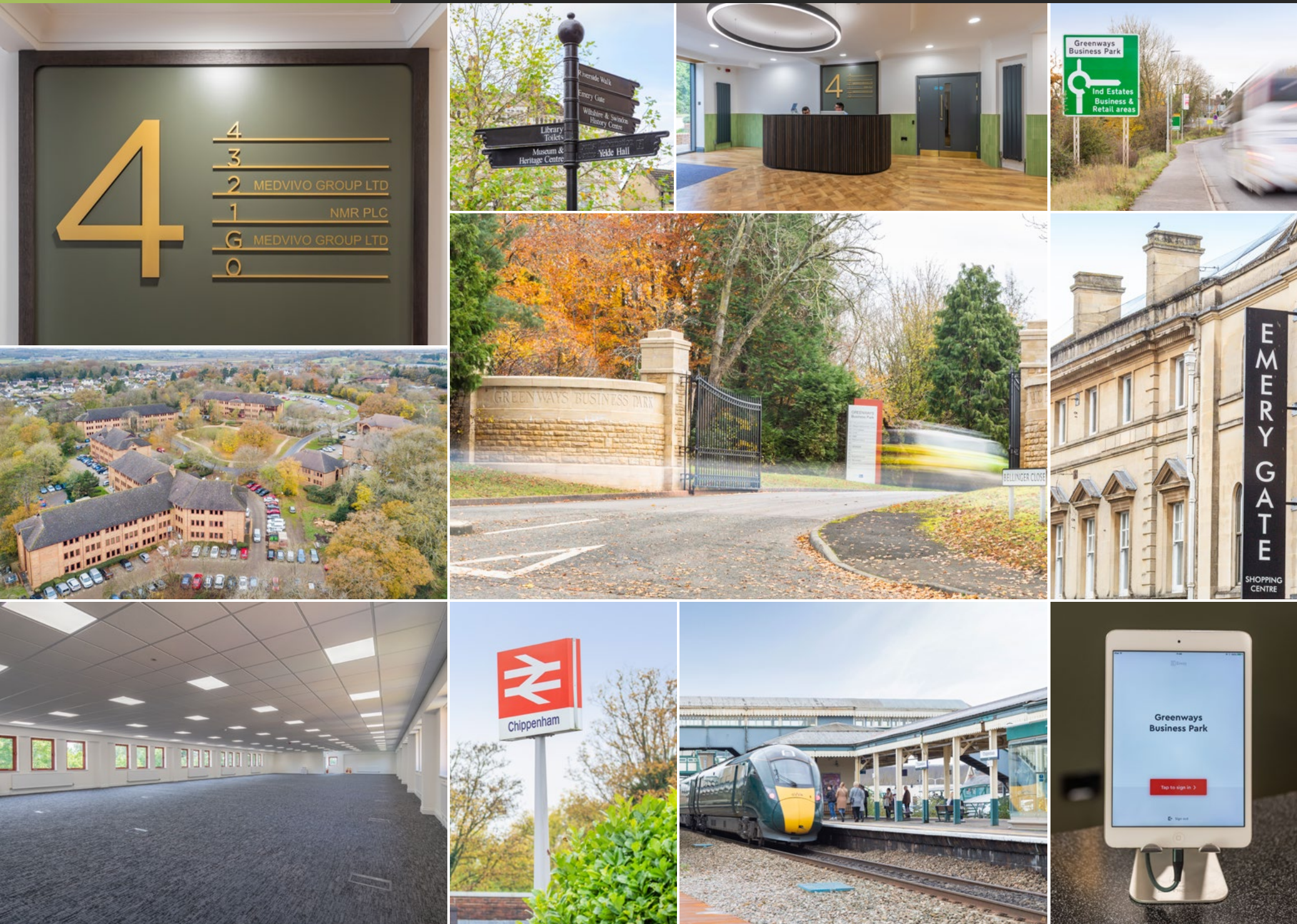
1 HOUR 10 MINS
TO PADDINGTON



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LOCATION



SPACE TO THRIVE

LOCATION IS EVERYTHING AT GREENWAYS BUSINESS PARK

Chippenham is a historic market town and is one of Wiltshire's most popular and growing towns. Nestled on the banks of the River Avon and a little over an hour's journey from central London, Chippenham offers an ideal centre for both work and recreation in rural Wiltshire.

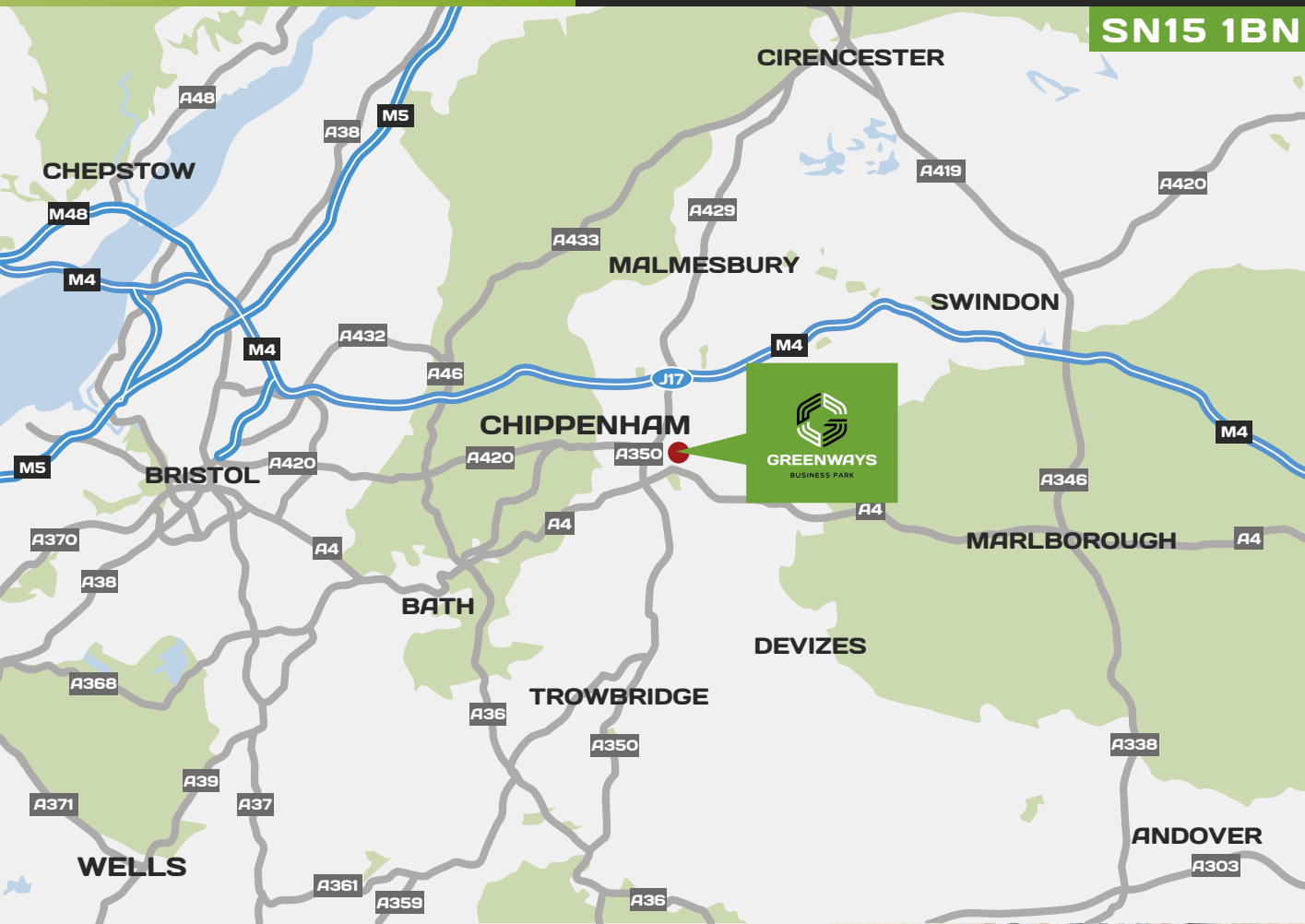
Chippenham is home to some major occupiers including Good Energy, Expolink, Capita, Herman Miller, Virgin Healthcare, and National Milk Records.



GREENWAYS

BUSINESS PARK

TRAVEL



SPACE TO EXPLORE

TRAVEL CONNECTIONS TO AND FROM GREENWAYS BUSINESS PARK

Chippenham is situated between Swindon and Bristol on the M4 motorway, just 3 miles south of Junction 17. Greenways Business Park offers great access to the town centre via the Malmesbury Road linking directly to the A350 and also to the Wiltshire countryside.

TIMINGS

By Train:

Bristol	33 mins
Bath	14 mins
Swindon	14 mins
London	1 hr 18 mins

By Road:

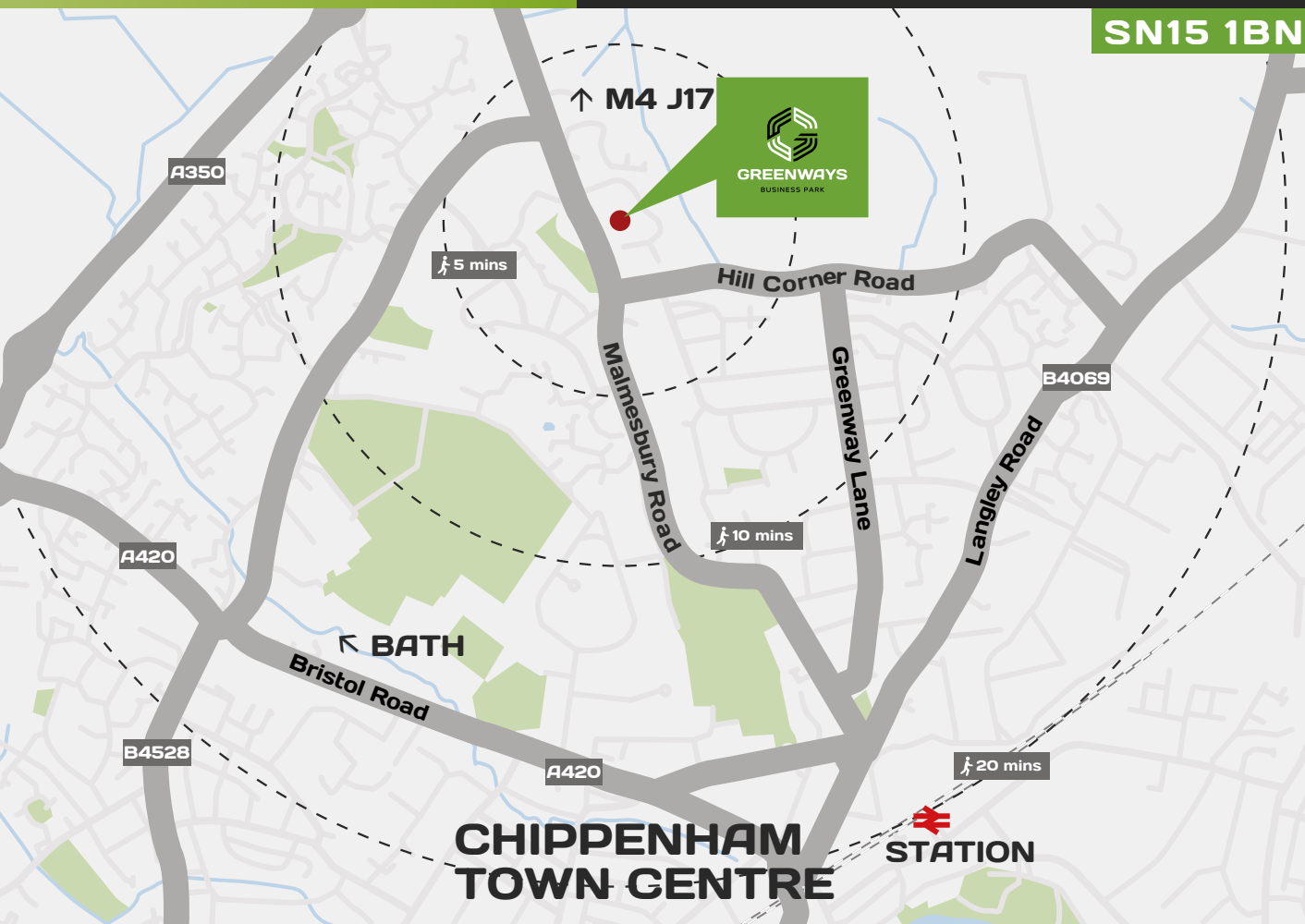
M4 Motorway	3 miles
Bath	15.2 miles
Bristol	25.4 miles
Swindon	18.7 miles





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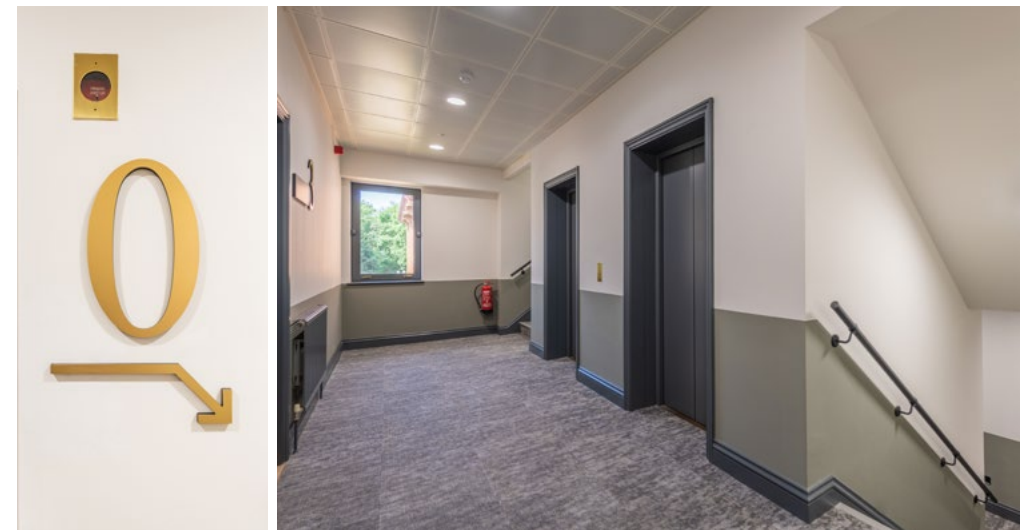
BUSINESS PARK

AVAILABILITY



AVAILABILITY AT GREENWAYS BUSINESS PARK

Currently the only availability on the park is located within unit 4, providing suites from 4,486 up to 16,231 sq ft.





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BUSINESS PARK

AVAILABILITY

UNIT 4

Unit 4	sq ft	sq m	parking
Level 0	4,486	417	14 spaces
Level 3	4,649	432	14 spaces
Level 4	7,096	659	22 spaces
Total	16,231	1,508	50 spaces



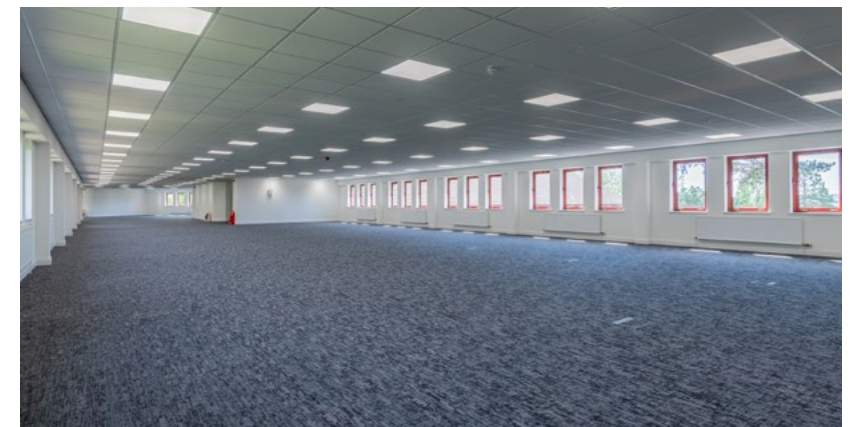
UNIT 4

Provides newly refurbished high quality office accommodation, now available for immediate occupation. The office now benefits from the following specification;

- New suspended ceiling
- LED lighting
- Carpeted raised access floors
- Gas fired central heating
- Openable windows
- Refurbished WC
- Shower facilities
- Remodeled front reception
- Dedicated site manager

EPC

Rating C (60)





GREENWAYS

BUSINESS PARK

[GALLERY](#)



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CONTACT

TENURE

The available accommodation are available on new effective full repairing and insuring lease, by way of a service charge, on terms to be agreed.

RENT

Upon application.

RATES

Please verify the actual rates payable with the local authority.

VIEWING

For further information or to arrange an inspection, please contact the below.

**Hartnell
Taylor Cook**
0117 923 9234
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