



Buildings R5-R10 Langley Park

Langley Park Way, Chippenham, SN15 1GE

SUBSTANTIAL INDUSTRIAL / WAREHOUSE / OFFICE PREMISES

209,762 sq ft
(19,487.53 sq m)

- INDUSTRIAL / WAREHOUSE / OFFICE PREMISES
- FLEXIBLE BUSINESS ACCOMMODATION
- NEW LEASE AGREEMENT
- FITTED OFFICE ACCOMMODATION
- 3-PHASE POWER
- CENTRAL CHIPPENHAM LOCATION
- CLOSE TO TRAIN STATION

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Summary

Available Size	209,762 sq ft / 19,487.53 sq m
Rent	£5.00 per sq ft
Business Rates	Please contact the agents for further information
EPC	Upon enquiry

Location

Chippenham holds a strategic location on the M4 motorway. The town is well served by a dual carriageway access to J17, which is approximately 3.5 miles to the north.

Langley Park forms one of the principal employment areas. Access is gained via the B4069 Langley Road.

Langley Park is well located in central Chippenham, walking distance for the both town centre and mainline railway station.

- * Bath: 12 miles south-west, 30 minute drive
- * Bristol: 25 miles west, 35-minute drive
- * London: Approx. 99 miles east, 90-minute drive
- * Southampton Port: Approx. 70 miles south
- * Swindon: 29 miles east, 30-minute drive

///What3Words

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Description

The premises comprise an inter-linked office/warehouse/light manufacturing facility.

The principal buildings are 2-storey portal frame construction.



Externally, there are parking and service yard areas.

Langley Park is a managed site with 24-hour security.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	209,762	19,487.53
Total	209,762	19,487.53

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations, once terms have been agreed.

Viewings

Viewing and further information is strictly by prior appointment through the joint agents.



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