## TO LET





## **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)

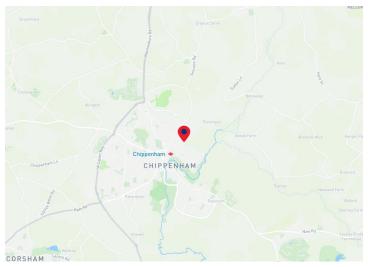
- INDUSTRIAL / WAREHOUSE / OFFICE PREMISES
- FLEXIBLE BUSINESS ACCOMMODATION
- NEW LEASE AGREEMENT
- FITTED OFFICE ACCOMMODATION
- 3-PHASE POWER
- CENTRAL CHIPPENHAM LOCATION
- CLOSE TO TRAIN STATION



### **Buildings R5-R10 Langley Park**

#### Langley Park Way, Chippenham, SN15 1GE





#### 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

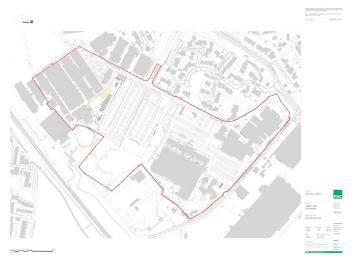
#### ///What3Words

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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:

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

#### **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.



#### Paul Whitmarsh MRICS

01793 544832 | 07880 728181 paul@whitmarshlockhart.com

#### Mr Chris Yates (JLL)

0117 930 5601 | 07850 658050

#### Oliver Bird (JLL)

020 3953 7382 | 0754 330 4942