



ATS Chippenham

Cocklebury Road, Chippenham, SN15 3QF

Prominent Roadside Garage Industrial Warehouse/ Unit

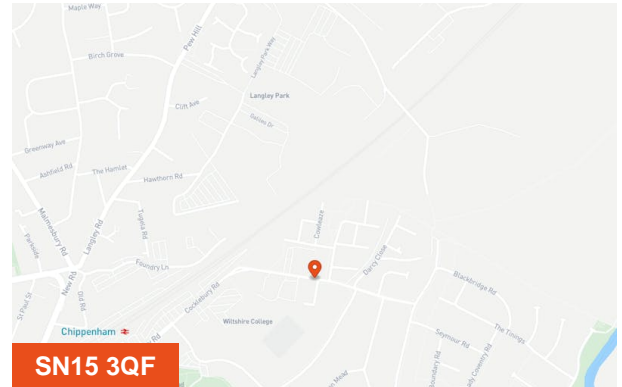
Site Area of 0.32 Acres

5,636 sq ft
(523.60 sq m)

- Suitable For a Variety of Uses
Subject to Planning
- Self Contained Gated Site with
Yard
- Close to Chippenham Town
Centre
- Eaves Ranging Between
4.68m - 5.28m

Summary

Available Size	5,636 sq ft
Price	Offers in excess of £570,000
Rates Payable	£13,847.25 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£27,750
VAT	Applicable
EPC Rating	C (73)



Description

The detached property comprises 3 bays, the front bay is configured as a workshop, reception, WC and offices, the rear 2 bays are used as storage. The bays have an eaves height ranging between 4.68m and 5.28m. Externally, there is a forecourt to the front with 4 parking spaces and a yard area to the rear accessed from the east boundary of the site. There is a mezzanine in the main warehouse comprising 742 sq.ft

Location

The property is located on Cocklebury Road, 0.6 miles south west of Chippenham town centre. Chippenham is located 4 miles south of junction 17 of the M4 motorway, adjacent to the A350 link road. The town has a mainline railway station with services to Bristol Parkway and London Paddington.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Workshop	5,116	475.29
Office, Reception & WC	520	48.31
Total	5,636	523.60

Viewings

Strictly by appointment, only

Terms

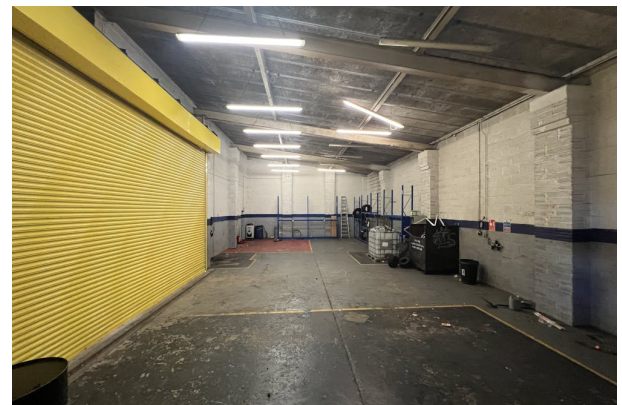
Freehold

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

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



Viewing & Further Information

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