



Langley Gate Farm Offices
Kington Langley, Chippenham, Wiltshire, SN15 5SE

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Wiltshire, SN15 5SE

TO LET

The opportunity to let a premium office premises set in a rural yet accessible location on the edge of Kington Langley. The Office extends to approximately 257.35m² / 2770ft² with secure parking for up to 20 vehicles, set just 3 miles from junction 17 of the M4 and A350 at Chippenham.

- Accommodation of approximately 2770ft²
- Easy access directly off B4069
- Private parking for up to 20 vehicles
- Excellent transport links
- Well-proportioned modern office space
- Opportunity to split subject to further negotiation
- Sustainable credentials through solar connection

GUIDE RENT: £45,000 PER ANNUM

VAT APPLICABLE

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

DESCRIPTION

Langley Gate Farm Offices provide an excellent opportunity to rent high-quality rural office space, extending in all to 2770ft² on a Net Internal Area basis. The property provides naturally well-lit workspace, within a well-proportioned series of interlinking converted cattle byres which offer a wealth of historic features throughout, retained during the conversion.

The building comprises of 4 contiguous office areas complete with kitchenettes, staff toilets and a meeting room, all presented to a high decorative standard with modern fixtures and fittings as you would expect of a modern office throughout. The site is extremely well positioned for regional and national transport links, being just 2.5 miles from Junction 17 of the M4 and the A350 at Chippenham.

SITUATION

The property is located on an established rural business centre in the village of Kington Langley near Chippenham. The property has direct access on to the Swindon Road which leads straight to Junction 17 of the M4 motorway and the A350. Main line rail services are also available from Chippenham Train Station with direct rail links to London Paddington within 70 minutes.

OUTSIDE

The Office benefits a large courtyard area for outside seating and a large car park suitable for 15-20 vehicles.

PLANNING

The property has planning granted for office space and ancillary car parking.

LOCAL AUTHORITY

Wiltshire Council

SERVICES

The office has the following mains connections; water, drainage and electric while twin zone air conditioning units are connected to the office accommodation. The property hosts a superfast fibreoptic broadband connection.

The offices additionally benefit from a connection to a 50Kw solar panel scheme offering a sustainable electrical supply to the premises which is purchased by the tenant from the Landlord at the current market rate.

BUSINESS RATES

£32,000 Rateable Value – April 2023
Inclusive of car park

SERVICE CHARGE

Not Applicable.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally for a minimum 5-year term, the Tenant will take on the lease under an internal repairing and insuring terms. A deposit of 3 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

Rent is charged quarterly plus VAT.

DEPOSIT

A deposit of two calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

OUTGOINGS

The Tenant will be responsible for payment of all outgoing, including those, but not limited to, the services listed above and Business Rates.

SETUP FEE

The Tenant will contribute £500 (plus VAT) towards the preparation of the Lease Agreement to be drawn up by the Landlords Solicitors.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents

The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlo rd. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



FLOOR PLAN PENDING