

TO LET/MAY SELL

Middle Green Lane

Units 1 & 2 Middle Green Lane, Dauntsey,
Chippenham SN15 4GY

Self-contained purpose-built offices with onsite parking
1,661 - 3,332 sq ft net approx



Accommodation

Location

Dauntsey is a small rural village within Wiltshire and is conveniently located between Swindon and Chippenham. Swindon is approximately 12 miles to the East and Chippenham is approximately 8 miles to the South-west.

The property is also easily assessable to the M4, with Junction 17 only a short drive away.

Description

These self-contained purpose-built offices are arranged over ground and first floor levels. The accommodation benefits kitchen facilities, WC's and on site car parking.

The accommodation is currently finished to a shell condition and can be fitted out to an agreed specification.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 1	1,661	154.3
Unit 2	1,661	154.3
TOTAL	3,322	308.6

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council www.wiltshire.gov.uk

Business Rates

The Premises have not yet been assessed, so interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC will be provided upon agreement of final specification.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Anti Money Laundering

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Terms

The property is available by way of a new full repairing lease for a term of years to be agreed directly from the landlord.

Alternatively, consideration may also be given to the disposal of the freehold interest.

Rent

The property is offered to let at £12.50 per sq ft per annum exclusive of VAT dependent on the final agreed specification.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract

Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

