

TO LET



**PART UNIT 5 CALLOW PARK, CALLOW HILL
BRINKWORTH, CHIPPENHAM SN15 5FD**



Circa 1500 sq ft (139 sq m)

Modern open plan office accommodation

Attractive rural setting with far reaching views

CAT 6 Cabling

Excellent natural light

Air conditioning

Generous Car Parking

Smethurst Property Consultants

Mayfair House

Tetbury Hill Gardens

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LOCATION

Callow Park is set off the B4042 close to the Callow Hill crossroads on Wood Lane. Junction 16 of the M4 is within 5 miles and Swindon town center within 8 miles. The towns of Malmesbury and Royal Wootton Bassett provide excellent local amenities and are approximately 15 minutes away by car.

DESCRIPTION

Callow Park is a high-quality office development which benefits from attractive views of rural Wiltshire. The offices are built to a high specification and benefit from excellent natural light.

Unit 5 is arranged over the ground floor and comprises of:

- Bright and airy reception area
- LED lighting
- Integral kitchen
- Generous parking
- Intruder alarm
- Excellent natural light
- Air conditioning
- Own front door

FLOOR AREAS

Due to current COVID-19 restrictions we have been supplied with the following areas.

TOTAL AREA	1500 ft²	139 m²
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TENURE

The offices are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Please contact the agents for further information

BUSINESS RATES

We advise that interested parties make their own enquiries with the local authority.

EPC

This is pending.

VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transact

Important: Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

LOCATION PLAN



Not to scale and for identification purposes only



VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact

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