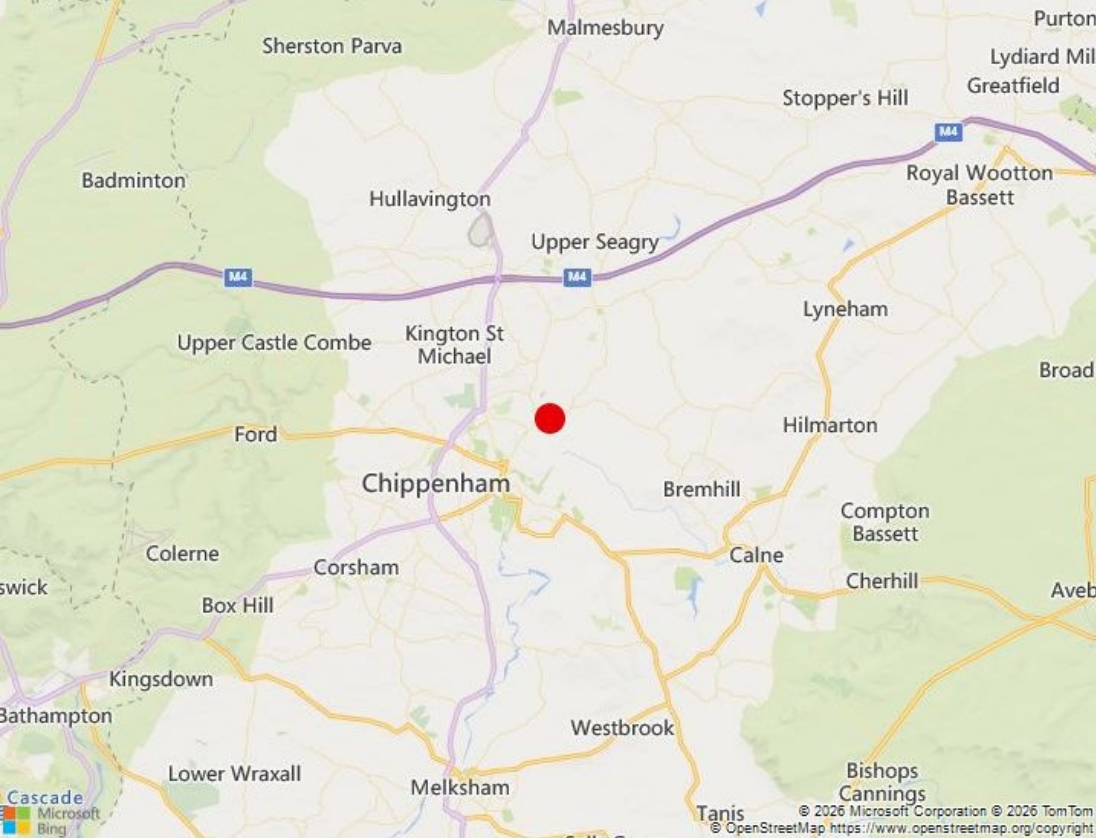


SELF CONTAINED OFFICES TO LET

Agriculture House, The Common, Langley Burrell, Chippenham, Wiltshire, SN15 4LQ

1,412 SqFt (131.17 SqM) | £12,000 per annum exclusive





KEY FEATURES

- Idyllic village location
- Detached offices premises
- Good accessibility
- Parking for 8 - 10 cars
- New Lease

LOCATION

Agricultural House is located in the picturesque village of Langley Burrell, approximately 2 miles outside of Chippenham in Wiltshire. The office premises are located adjacent to the Langley Tap guest house and offer a traditional and peaceful village location while still benefiting from excellent connectivity to Chippenham town centre and its mainline rail links. In addition, the nearby A4 and M4 provide convenient access to Bristol, Swindon, and the wider motorway network.

DESCRIPTION

The detached two storey premises providing side lobby entrance off which lead two open plan offices and WC within the main building and a office / meeting room, staff room and kitchen within the single storey extension. The first floor provides two further offices and WC. Gated entrance with parking to the front for 8 - 10 cars.

Area	SqFt	SqM
Ground Floor Offices	867	80.54
First Floor	545	50.63
Total Floor Area	1,412	131.17



Agriculture House, The Common, Langley Burrell, Chippenham, Wiltshire SN15 4LQ



TERMS

The premises are available by way of a new 5 year full repairing and insuring lease.

ASKING RENT

£12,000 per annum exclusive

EPC

Energy Performance Rating C-75. Certificate available on request.

BUSINESS RATES

Rateable Value £11750 Rates Payable 2026/27 - £5863.25 prior to any transitional arrangements or small business relief.

Interested parties are advised to make their own enquiries with the Local Authority (Wiltshire) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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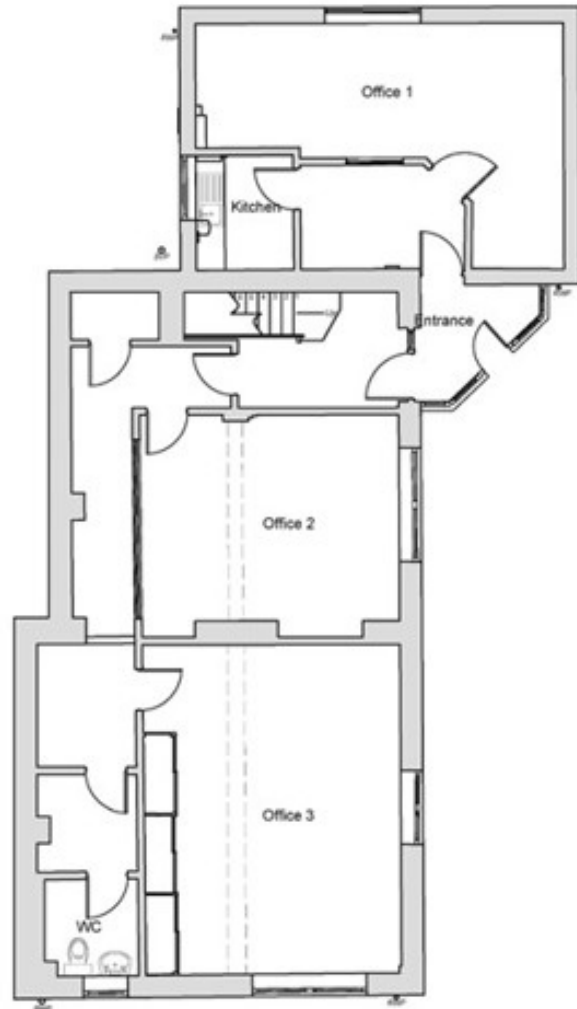


0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Existing Ground Floor Plan
1:100



Existing Ground Floor Plan
1:100

