

hunter french

COMMERCIAL

The Calf House, Church Farm, Broughton Gifford,
Melksham SN12 8PR



TO LET

£12,000 pa

- Office
- Parking onsite
- Versatile High Spec space
- Comfort cooling and heating

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Location and Description

Church Farm is located in the village of Broughton Gifford, conveniently just (north) off Melksham Road, which runs between Bradford-on-Avon and Melksham. This rural location provides very good transport links to surrounding areas including Chippenham, Melksham and Bath, as well as easy access to the A350 and M4 via Junction 17. The property is set on Church Farm and is accessed off The Street.

Church Farm is made up of a range of commercial and residential units, all offering a high standard of accommodation and associated parking. The yard and buildings have been converted and constructed to provide flexible spaces of varying sizes, all with a rural outlook.

The Calf House is a versatile unit, most suitable for office use and benefits from air conditioning providing cooling and heating, double glazing, LED light boxes, patch panel and associated cat 5 cabling throughout, timber laminate flooring and private use kitchen facilities. Additionally, there is a shared entrance lobby with ramp access WC and disabled WC facilities.

Accommodation

The unit has been measured in accordance with International Property Measuring Standards (IPMS) 2 – Office* and offer the following levels of accommodation:

Area (IPMS 2- Office)	Sq. ft	Sq. m
Ground Floor	518	48.12
TOTAL	518	48.12

* All measurements approximate.

Tenure and Rental

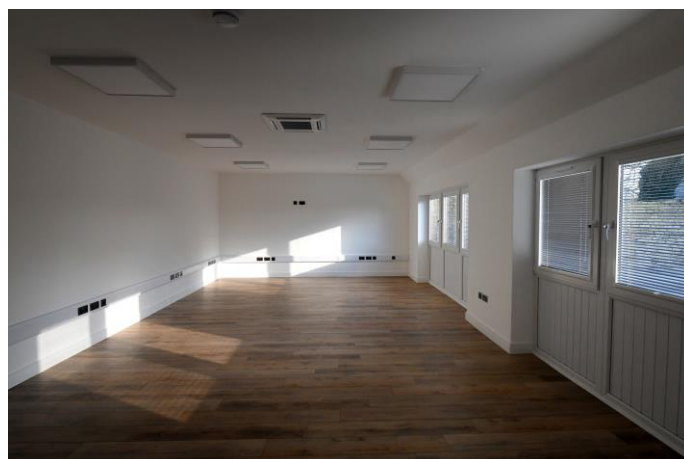
The unit is available by way of a new internal repairing lease on terms to be agreed. The quoting rent for the unit noted above is inclusive save for business rates and electricity.

Legal Costs

Each party will be responsible for their own costs in any proposed transaction.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand the property is elected for VAT currently and therefore VAT will be payable on the rent.



Energy Performance Certificate

We understand the property benefits from an EPC rating of a 'B' - 38.

Services

Mains electric, water and waste is connected to the unit, as well as air conditioning for both heating and cooling.

Hunter French Commercial have not tested any of the services supplied and recommend that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.

Planning

We have been advised that the property has an existing Class E – Business use under the Town and Country Planning (Use Classes) Order 1987 (as amended). We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council.

Viewing

Strictly by appointment through the Hunter French Commercial.
T: 01249 715775 Email: commercial@hunterfrench.co.uk

