



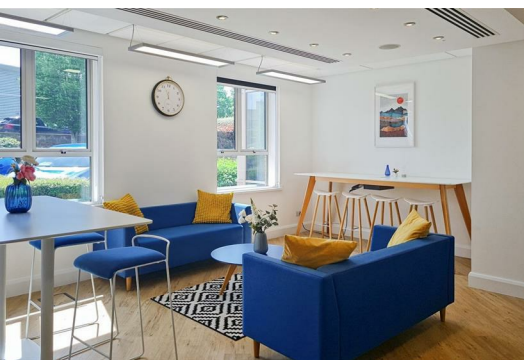
## A2 Methuen Business Park

Chippenham, SN14 0GT

£29,980 Per Month



Welcome to this fantastic commercial property located in the charming town of Chippenham! This office suite is a gem, offering a complete floor with four private offices, a meeting room, and a spacious area with 122 workstations.



## Description

Situated conveniently close to Chippenham and the M4 motorway, this property provides easy access for both employees and clients. Whether you are looking to establish a new business or expand an existing one, this space offers great potential for growth and productivity.

Imagine the possibilities of designing and utilising this space to create a thriving work environment for your team. With the flexibility to set up private offices, collaborative workstations, and a dedicated meeting room, this property caters to all your business needs.

Don't miss out on this incredible opportunity to rent a commercial property that not only meets but exceeds your expectations. Contact us today to arrange a viewing and take the first step towards making this property your own!

## What's included

1 office suite comprising 4 private offices, a meeting room, large open plan area, kitchen/breakout area and toilets/shower at either end of floor (122 max w/s), complete floor. (£29,980pm for 12mth)

## Essentials

Inclusive pricing, includes Business rates, parking and bike store, super-fast internet, access to business lounge and lounges in IWG throughout UK and Global (over 4000 venues), manned reception (week days), cleaner, kitchen, for 6mth+ agreements there is free Gym membership and Bupa Healthcare, App to manage account, 24 hr helpdesk through account, 24/7 access to building and offices and secured, airconditioned comms room, desks and chairs. Other services are printer/scanner, beverages, phone service, Meeting rooms, day offices, catering, postal services.

## Current offer

We currently have an offer running which is 6 month + 1 month extra free and 12 months + 3 months extra free on all co-working and private offices. All co-working and private office agreements 6 months+ have free Hussle gym membership and annual Bupa Healthcare check.

## Terms

Pricing and description is correct at time of listing based on 24 month agreement - further terms and conditions may apply.

## Viewings

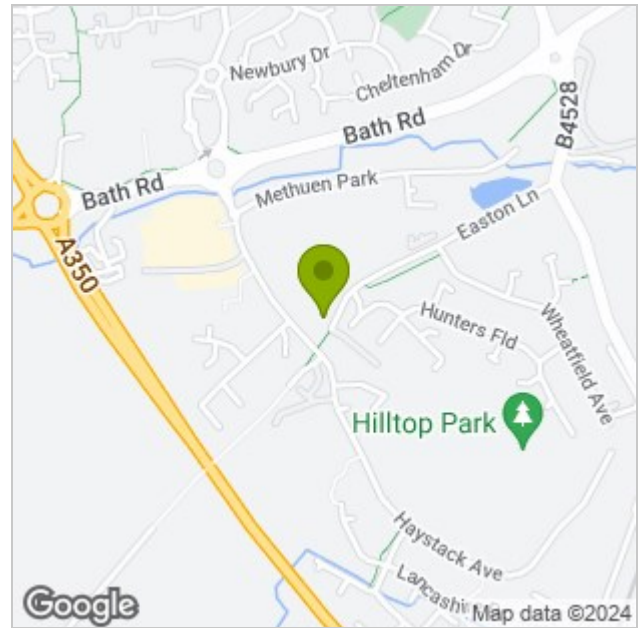
Viewings are welcomed by appointment through the landlords Agent, please call the team at ADKINS LETTINGS in Cirencester, or email at [hello@adkinspropertygroup.co.uk](mailto:hello@adkinspropertygroup.co.uk) - We look forward to hearing from you soon.

Residential Sales | Lettings | Management | Commercial - 01285 239 486

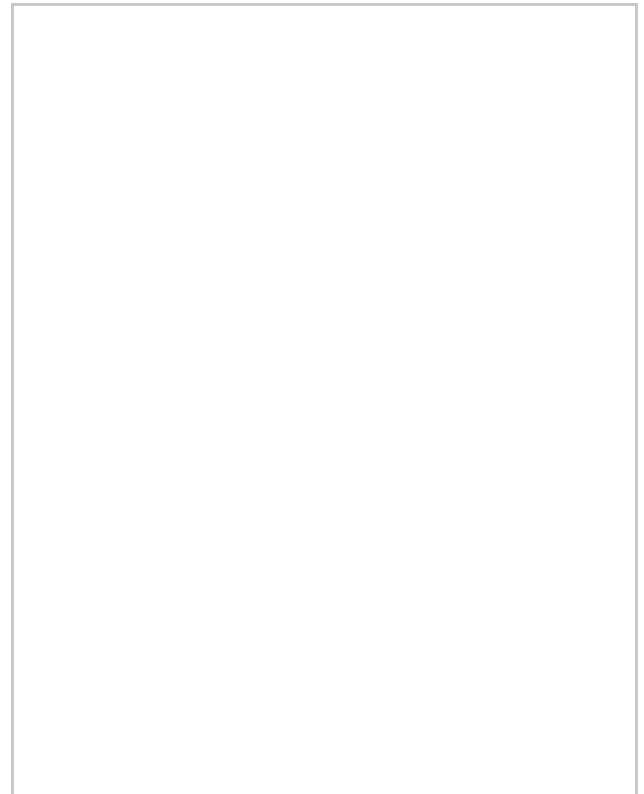
## Agents notes

We inform our potential tenants that these letting details have been prepared as a general guide. The room sizes are to be taken as a guide and not relied upon for measuring for furniture etc.

## Area Map



## Floor Plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01285 239 486

[adkinspropertygroup.co.uk](http://adkinspropertygroup.co.uk)

Adkins Property Group:  
Cirencester Office Park

Tetbury Rd - Cirencester - GL7 6JJ

[hello@adkinspropertygroup.co.uk](mailto:hello@adkinspropertygroup.co.uk)

