

**Lot 40, Unit 5, Avon Reach, Chippenham,
Wiltshire SN15 1EE**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Office Investment

www.acuitus.co.uk

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Property Information

Freehold Office Investment

- Modern office let to Chatterbox Audio Limited
- Approx. floor area of 135.33 sq m (1,457 sq ft)
- 200 metres from Chippenham Railway Station
- Includes two parking spaces
- Situated in an Established Business Park

Lot

40

Auction

30th October 2025

Rent

£18,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

16 miles southwest of Swindon, 6 miles north of Melksham, 5 miles west of Calne

Roads

A420, A350, M4 (Junction 17)

Rail

Chippenham Railway Station

Air

Bristol Airport

Situation

The property is located in Avon Reach, an established business park, within close proximity to the High Street, which includes occupiers such as Iceland, Little Waitrose & Partners, NatWest, Boots and Sports Direct. The property also benefits from excellent road and rail communications via the M4 (J17) and Chippenham Railway Station. Occupiers near to the business park include a mix of local businesses.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a modern two storey office building, with two parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Office Office	64.11 71.22	(690) (767)	CHATTERBOX AUDIO LIMITED (CRN: 07099170)	5 years from 16/01/2023	£18,000	15/01/2028
Total Approximate Floor Area		135.33	(1,457)(1)			£18,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024