

Lot 36, Units 1 & 11, Avon Reach, Chippenham,

Wiltshire SN15 1EE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Substantial Freehold Office Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Office Investment

- Let to Logiq Consulting Limited until March 2032 (subject to option)
- Approx. floor area of 250.03 sq m (2,691 sq ft)
- 200 metres from Chippenham Railway Station
- Includes parking for 3 cars and an additional undercroft garage
- Situated in an Established Business Park featuring a mix of local businesses

Lot

36

Auction

12th February 2026

Rent

£30,000 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 office building benefitting from well appointed office accommodation on the ground and first floors. The property also includes car parking for 3 cars and an additional undercroft garage.

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. | Rent Review (Reversion) |
|------------------------------|--------|----------------------------|-----------------------------|--------------------------|------------------------------|-------------|----------------------------|
| Ground | Office | 76.41 | (822) | LOGIQ CONSULTING LIMITED | 10 years from 18/03/2022 (2) | £30,000 | 18/03/2028 (17/03/2032) |
| Ground | Garage | 51.78 | (557) | | | | |
| First | Office | 84.78 | (913) | | | | |
| Second | Office | 37.06 | (399) | | | | |
| Total Approximate Floor Area | | 250.03 | (2,691)(1) | | | £30,000 | |

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

(2) The lease provides for a Mutual option to determine the lease on the 5th anniversary of the term and upon serving at least 6 months notice.

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2024