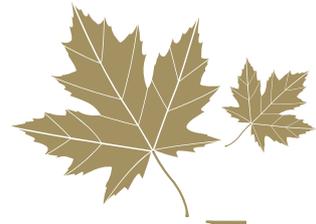


LANSDOWNE COURT BUSINESS CENTRE

CHIPPENHAM, WILTSHIRE



Country Estates Business Centre



A FOCUS ON
THE SMALLER BUSINESS



LANSDOWNNE COURT

Flexible property solutions for your business are more affordable than you think...

Lansdownne Court Business Centre is now offering refurbished business suites from 100 – 243 sq.ft., complete with all utilities, including communications and broadband installations.

WE HAVE THE PERFECT OFFICE SPACE FOR YOU

Lansdownne Court Business Centre is situated on the outskirts of Chippenham with excellent road, rail and nearby public transport links. Located within landscaped grounds, our prestigious building comprises ground and first floor office space offering an exciting and vibrant setting with all the facilities your business needs to grow and prosper. Our modern refurbished and part-furnished offices are ideal for both start-ups and established businesses, whether already in the area or looking to relocate to a better business environment. The Lansdownne Court Business Centre is part of the established Lansdownne Court Business Park, which is already home to many leading companies.

Business Suites are

- Ready for immediate occupancy
- Furnished with voice and data services
- Fitted with comfort cooling systems
- Available on flexible terms to suit your business needs

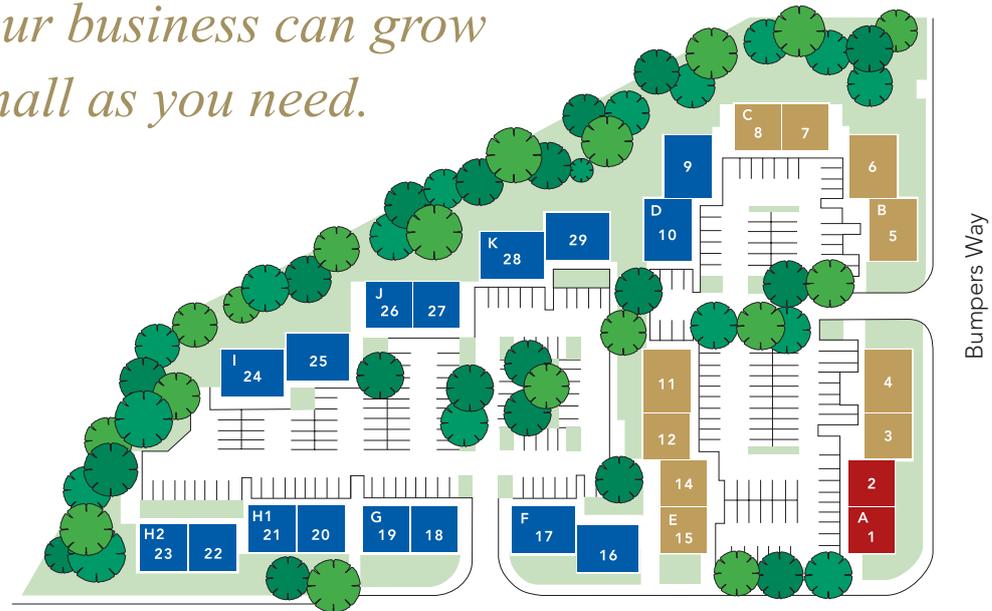


Suites include

- Desk/s
- Chair/s
- Telephone handset/s with DDI number and voicemail
- CAT 5e cabling for voice/data connectivity

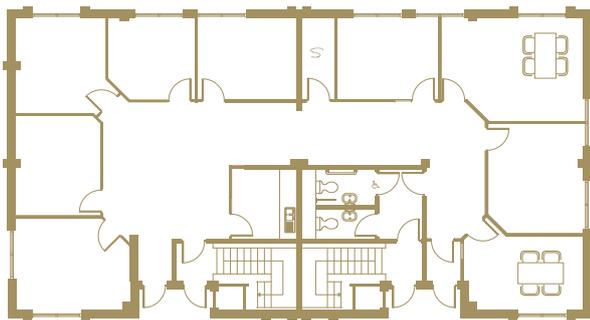
With our flexible office space solutions, your business can grow or stay as small as you need.

- Business Centre
Units 1 & 2
- Business Suites
- Future Development

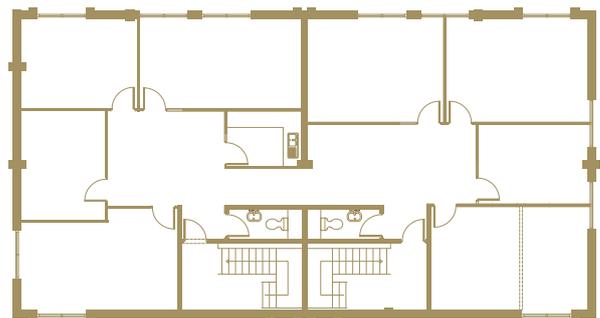


■ Business Centre Floor Plan - Units 1 & 2

Ground Floor



First Floor



1 to 4 desks in 100 - 243 sq.ft

Why you should establish your business at Lansdowne Court

- Excellent transport links and ample parking
- Security and CCTV
- Flexible packages
- Kitchen area
- Waste management and recycling facilities
- Minimum 6 month lease



Join our dynamic and vibrant business community and realise the true potential of your business. With our flexible packages, Lansdowne Court Business Centre Suites offer an attractive, value-added proposition tailored just for you. Costs include site service charges, buildings insurance, water, heating, lighting and cleaning to common areas.

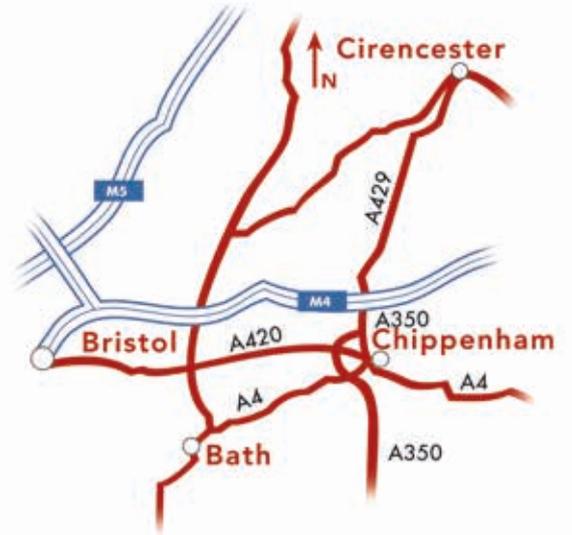
CHIPPENHAM

The excellent location of the market town of Chippenham, which existed in some form before Roman times, has encouraged growth and become home to many new technology-based companies whilst retaining long-established traditions like the Farmers' Market. It lies 13 miles east of historic Bath – perfect for shopping, entertaining and eating out. The close proximity of the M4 links it easily to London, Swindon, Bristol, the South West and Wales. Chippenham station provides direct rail services to Bath (11 mins), Bristol Centre (24 mins) and London (1¼ hours). Bristol Airport is under an hour away by road and just over an hour by train. The town is surrounded by beautiful countryside and lies between the Marlborough Downs, the Cotswolds and Salisbury Plain. With easy access to Chippenham and its surrounding rural areas, there is a huge choice of housing within the town and neighbouring picturesque villages, together with a planned eco-housing development. Leisure time is well catered for, including many local sports facilities and outdoor pursuits. There is an annual beer festival and further afield are the historic Houses of Bowood and Longleat with its safari park.

■ Directions

Lansdowne Court Business Centre is located 4 miles south of the M4 and a mile from Chippenham town centre. From the M4, leave at junction 17 and take the A350 southbound for about 2 miles. At the roundabout, turn right and continue along the A350 (West Cepen Way) – signposted Bumpers Farm. At the Bumpers Farm roundabout take the 2nd exit signposted Bumpers Farm and follow Bumpers Way to the end. Go through the red barrier and turn left into Lansdowne Court. Turn immediately left and the Business Centre is located at Units 1 & 2 Lansdowne Court - the last building on the left.

SatNav: Lansdowne Court SN14 6RZ.



Country Estates

Professional Properties, for Professional Businesses

SALES AND HEAD OFFICE

Kingfisher House, 17 Albury Close, Reading, RG30 1BD

Tel. 0118 950 8366

Fax. 0118 959 5857

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

Country Estates Business Centres also in Newbury, Berkshire; Chipping Norton, Oxfordshire and Waterlooville, Hampshire. Visit our website for property investments and up-to-date availability on all our sites in Southern England.

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LANSDOWNE COURT SALES OFFICE

Lansdowne Court Business Centre, Byron House, 1-2 Lansdowne Court, Bumpers Way, Chippenham, Wiltshire, SN14 6RZ

Tel. 01249 463277

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

