

Country Estates

Professional Properties, for Professional Businesses

LANSDOWNE COURT

CHIPPENHAM, WILTSHIRE



QUIET, SPACIOUS AND
LIGHT FILLED ACCOMMODATION

BUSINESS SPACE FROM 2,557 TO 40,000 SQ.FT*

*GROSS EXTERNAL



LANSDOWNE COURT

QUIET, SPACIOUS AND LIGHT FILLED ACCOMMODATION

Lansdowne Court features modern, high quality two storey, self contained business units with the benefit of unrestricted 'B1 Business Use'. The buildings are set in well-maintained landscaped grounds with allocated on-site parking close to each building. Each unit offers space that can be tailored to an individual company's needs and provides the flexibility for future alterations. The Court has a peaceful edge of town location with plenty of local facilities and services nearby.

The Court attracts many business types including logistics and new technologies. The M4 is less than 10 minutes away with historic Bath just a 20 minute drive.

■ Terms / Design & Build

There are some design and build opportunities available. We can meet a company's individual needs and provide involvement in the internal layout, lighting and any other special requirements that may be needed. If you would like to discuss this, would like a viewing, or need any other information then please contact our Sales Office who will be happy to assist you.

■ High Speed Broadband

High speed broadband is available on the Court.

■ Estates Management

The maintenance of the gardens, paths and parking areas, together with cleaning of the building exteriors, are directly controlled by the Country Estates' 'Award Winning' estate management team. The garden areas are maintained by the Court's own gardener who is on site several times each week. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.

■ Security

The Court has a security barrier and a uniformed mobile security guard who patrols every night of the year, as well as providing daytime patrols each weekend.



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Site Plan

Completed

Future Phases/Design Build

Design & Build opportunities available (subject to planning)



Specifications

Brickwork elevations

Thermally insulated

Air handling system for heating and cooling

A pitched slate roof

Low maintenance exteriors

Concrete floors and stairs

Heavy duty carpets

Double glazing with colour coated frames

Double door access

Suspended ceilings with acoustic tiles

Installed fire alarm and emergency lighting

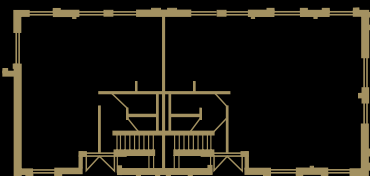
Recessed Category Two lighting

Three phase power supply available

Installed data conduit at each power socket

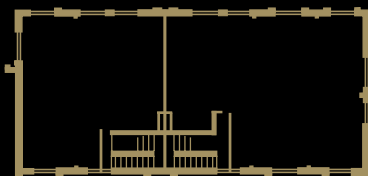
Terms

Competitive rental or purchase terms are available on request.



Ground Floor

Plans of a 2557 sq.ft and a 3434 sq.ft unit (gross external)



First Floor

Plans of a 2557 sq.ft and a 3434 sq.ft unit (gross external)

Units can be combined up to 11,105 sq.ft



CHIPPENHAM

Originally a market town Chippenham's excellent location has encouraged growth and has become home to many new technology-based companies, whilst retaining the regular Farmers Market. It lies just 13 miles East of historic Bath, perfect for shopping, the theatre and eating out. The close proximity of the M4 links it easily to London, Swindon, Bristol, Wales and the South West. Chippenham station provides direct rail services to Bath, Bristol and London (1¼ hours). The town is surrounded by several woods and beautiful countryside as it lies between the Marlborough Downs, the Cotswolds and Salisbury Plain. With easy access to Chippenham and surrounding rural areas there is a huge choice of housing within picturesque villages as well as an eco-housing redevelopment planned. Leisure facilities are well catered for including swimming and outdoor pursuits. There is an annual beer festival and further afield is Bowood House, stately family home of the Marquis of Lansdowne, and Longleat Safari Park.

■ Directions

Lansdowne Court is located 4 miles South of the M4 and a mile from Chippenham centre. At Junction 17 of the M4 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 the road Bumpers Way to the end and Lansdowne Court can be found just inside the estate entrance on the left hand side. SatNav: Lansdowne Court SN14 6RZ



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Visit our website for Property investments and up to date availability on all our sites in Southern England.

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