

# LINDUM HOUSE

CAUSEWAY END, BRINKWORTH, CHIPPENHAM, SN15 5DN



A rare opportunity to purchase a substantial freehold office building in a rural setting.

# LINDUM HOUSE

UNIQUE OPPORTUNITY

Lindum House comprises a substantial office building which was comprehensively remodelled and extended in the late 1980s. Internally there is a mixture of open plan and cellular office space together with meeting rooms. The modern extension provides large open plan office areas at both ground and first floor level.



There are male and female WCs at both ground and first floor levels with an additional disabled WC on the ground floor. There are also kitchen / break out rooms at ground and first floor levels.

The property benefits from suspended ceilings, air conditioning and recessed lighting and further benefits from a oil central heating system. Externally there are 50 car parking spaces.

## ACCOMODATION

The following areas are calculated in accordance with the RICS Property Measurement Professional Statement (2nd Edition) incorporating Internal Property Measurement Standards (IPMS) and RICS Code of Measuring Practice.

Ground Floor Offices	465.33 sq m	5,009 sq ft
First Floor Offices	549.96 sq m	5,520 sq ft
<b>Total</b>	<b>1,015.29 sq m</b>	<b>10,929 sq ft</b>

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OUTSTANDING LOCATION

Just 9 miles from Swindon and 12 miles to Chippenham

# LINDUM HOUSE

JUNCTION 17

SWINDON

M4

JUNCTION 16

CHIPPENHAM

Lindum House is strategically located between Malmesbury and Royal Wootton Bassett on the B4042. The larger centres of Chippenham (12 miles), Swindon (9 miles) and Malmesbury (5 miles) offer an extensive range of amenities whilst The Three Crowns and the Somerford Arms offer an excellent lunchtime menu choice.

The area is extremely well served for communications with easy access to the M4 motorway at Junction 16 and 17. There is direct access to Bath, Bristol, the M5 and London with regular commuter rail services running from Chippenham and Swindon stations direct to London Paddington, taking approximately 75 minutes and 60 minutes respectively. In addition, Bristol International and Heathrow Airports are both within easy reach. (J16) of the M5 is also within easy access.



### TERMS

The guide price is £1,200,000 (One Million Two Hundred Thousand Pounds) plus VAT.

We are informed that the property is held Freehold.

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred during any transaction.

### BUSINESS RATES

We have visited the Valuation Office website and understand that the Ratable Value is £80,000 per annum and that the property is listed as Offices and Premises.

### VIEWING

Viewing and further information is strictly by prior appointment through the agent;

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