

ASHVILLE COURT

METHUEN PARK
CHIPPENHAM
SN14 0ZE

FOR SALE / TO LET
Industrial / Warehouse / Trade Units
1,360 sq ft – 9,520 sq ft (126 – 884 sq m)



New Sustainable Development of Flexible Business Units



**ASHVILLE
COURT**

ASHVILLE COURT METHUEN PARK

GREEN CREDENTIALS

The green initiatives employed and provided at Ashville Court include:

BUILDINGS:

- 1 High performance insulated cladding & roof materials
- 2 Potential for photovoltaic panels
- 3 Potential for electric vehicle charging points
- 4 Low energy LED lighting
- 5 10% warehouse roof lights including natural lighting
- 6 EPC rating 'A' as shell & core building
- 7 Low air permeability design

ON SITE:

- 8 Established wildlife corridor & landscape buffer
- 9 Enhanced landscaping on site
- 10 Sustainable drainage
- 11 Solar PV estate lighting
- 12 Secure cycle parking

EXISTING AMENITIES WITHIN CLOSE PROXIMITY:

- 13 Bus Stops
- 14 Cycle Route
- 15 Aldi
- 16 Costa
- 17 Bath Road Retail Park (M&S, Next, TK Maxx)
- 18 KFC & Costa Drive-Thru
- 19 Sainsburys
- 20 Local Green Space - Hilltop Park





New Sustainable Development of Flexible Business Units



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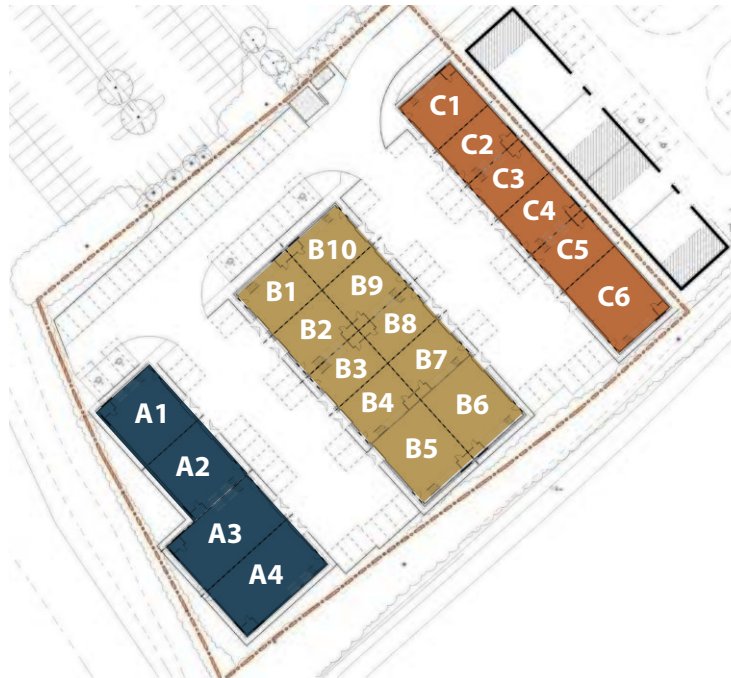
METHUEN PARK, CHIPPENHAM SN14 0ZE

Unit	GF (Sq ft)	FF (Sq ft)	Total (sq ft)	Parking
A1	1,539	800	2,339	5
A2	1,539	790	2,329	5
A3	1,980	1,001	2,981	6
A4	1,974	1,031	3,005	6
B1	1,133	587	1,720	3
B2	1,131	568	1,699	3
B3	906	454	1,360	3
B4	1,016	564	1,580	3
B5	1,679	863	2,542	5
B6	1,679	863	2,542	4
B7	1,016	564	1,580	3
B8	906	454	1,360	3
B9	1,131	568	1,699	3
B10	1,133	587	1,720	3
C1	1,177	618	1,795	4
C2	947	481	1,428	3
C3	947	481	1,428	3
C4	1,021	519	1,540	3
C5	1,020	523	1,543	3
C6	1,722	889	2,611	5

Ashville Court is a prominent new development fronting the A350, an exciting new chapter for Chippenham providing a highly sustainable Business Unit development in this thriving area of Chippenham.

The new commercial scheme is situated within the well-established Methuen Park area and is bordered by a new residential development, major company HQs as well as food and retail outlets. The site fronts the A350 coastal route south and J17 of the M4 motorway is approximately 5.5 miles north.

Nearby Centres at a glance:



KEY FEATURES

- High quality elevations
- Kitchenette and WC facilities
- Loading door
- Units can be combined
- On site bike storage
- Min eaves height 6m
- All Main Services – including 3 phase electricity
- Dedicated car parking & provision for electric charging
- Loading 500lbs per sq ft at Ground floor and 100lbs per sq ft at First floor
- EPC - A

CONTACT

For further information please contact any of the joint agents below:

Development by:
ashville
KATIE WALKER
kwalker@ashvillegroup.co.uk
07800 878 946
www.ashvillegroup.co.uk

SPENCER CROWDER
scrowder@ashvillegroup.co.uk
07795 491198
www.ashvillegroup.co.uk



JAMES GREGORY
jgregory@alderking.com
07917 188006
www.alderking.com



GILES WEIR
giles.weir@eu.jll.com
07973 400806
www.jll.com

JORDAN SPEAR
jordan.spear@eu.jll.com
07562 205767
www.jll.com

ashville

Ashville Group was established in 1967 and has specialised in commercial property development and in particular the development of high-quality business parks. The company has extensive experience of producing freehold industrial developments within the South West region.

The Company's reputation is founded upon providing well designed, quality buildings within a planned and landscaped environment. More than 6 million sq ft of commercial space has been created by the Group. Industrial development has been the Group's principal activity incorporating a full product range from distribution warehouses to car showrooms with an emphasis on smaller bespoke warehouse/production units.

CONTACT

0117 945 0577

www.ashvillegroup.co.uk

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