



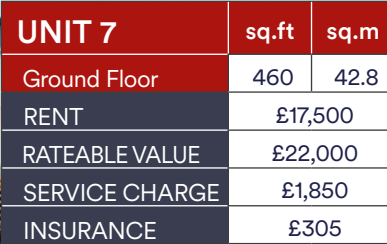
BOROUGH PARADE

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Chippenham
Wiltshire
SN15 3WL

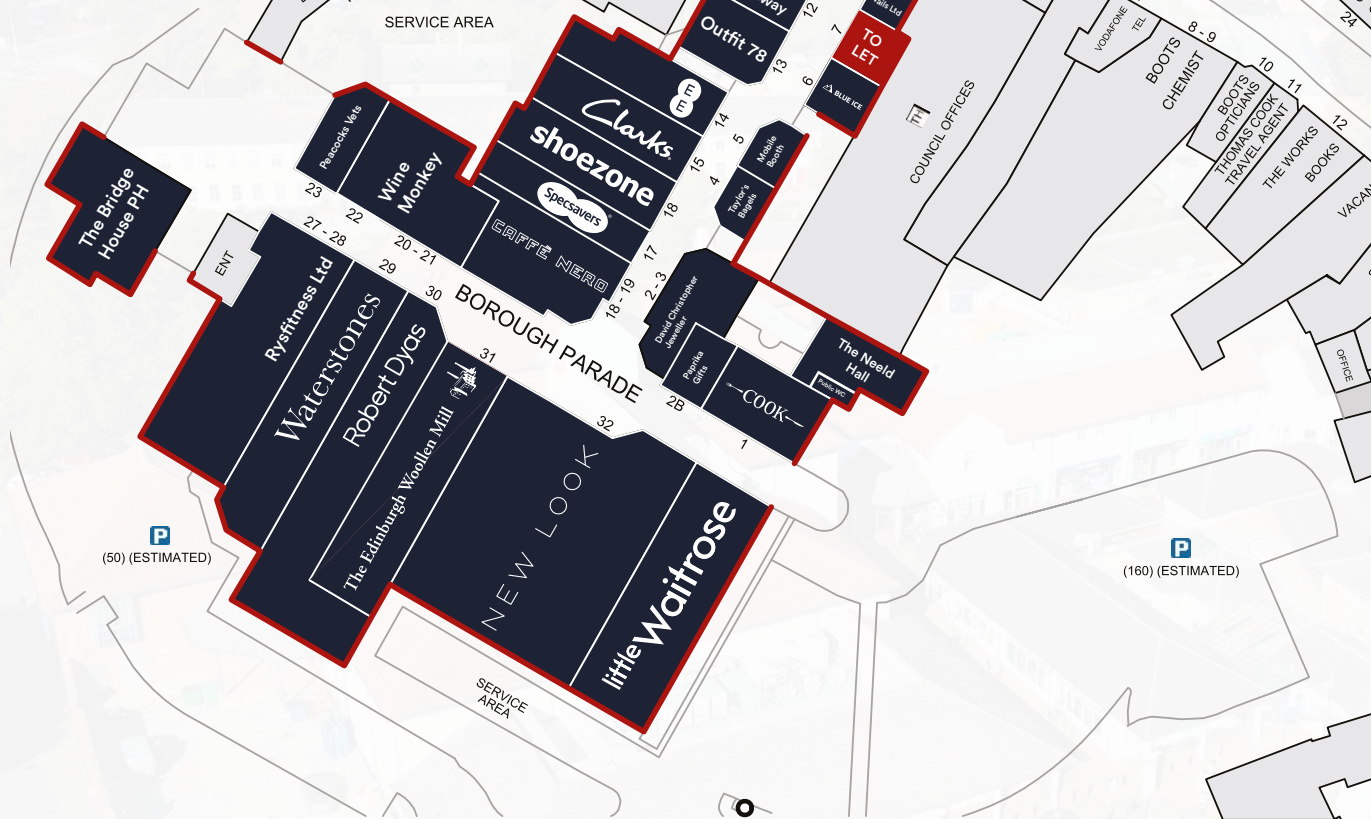
Local Occupiers Include

Robert Dyas
Waterstones

NEW LOOK
Clarks



UNIT 7	sq.ft	sq.m
Ground Floor	460	42.8
RENT	£17,500	
RATEABLE VALUE	£22,000	
SERVICE CHARGE	£1,850	
INSURANCE	£305	



180



27



What Three Words

DESCRIPTION

Borough Parade is a 50,000 sq.ft open-air retail centre comprising 27 lettable units, anchored by a strong mix of national operators including Waterstones, New Look, Specsavers, Clarks, Superdrug and WH Smith. The centre acts as a natural link between Chippenham's High Street and the main town centre car park, capturing consistent through-traffic from shoppers, commuters and the local working population.

LOCATION

Chippenham is one of the largest towns in Wiltshire, situated on the M4 corridor approximately 20 miles east of Bristol and 90 miles west of London. The town benefits from direct rail services to London Paddington (approximately 75 minutes), Bristol Temple Meads (20 minutes) and Bath Spa (12 minutes), making it a highly attractive commuter location.

The town's catchment draws from a prosperous rural hinterland across North Wiltshire, including affluent villages and settlements that lack competing retail provision. Chippenham has seen significant residential growth in recent years, with major new housing developments expanding the local population and driving increased demand for retail services.

Borough Parade sits in the heart of the town centre, directly accessible from the A4 and A420, with excellent pedestrian connectivity to the High Street and Chippenham railway station.



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