



commercial property consultants

FOR SALE

UNITS 2 & 3 DORCAN BUSINESS VILLAGE,
SWINDON, SN3 5HY



203.92 M² (2,195 FT²)

**MODERN OFFICES
LANDSCAPED GROUNDS
PARKING FOR 6 CARS**

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

LOCATION

The property is situated in the attractive landscaped establishment of Dorcan Business Village. With easy access to Junction 15 of the M4, only 2 ½ miles away and the A419 on the doorstep.

DESCRIPTION

The property comprises a 2 storey mid terraced office building of steel frame construction with brick elevations and aluminium framed double-glazed window units under a pitched tiled roof.

The property is arranged as a combination of open plan and cellular space, with a separate kitchen/staff room area and male and female toilets.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Ground Floor	89.78 m ² 966 ft ²
First Floor	102.45 m ² 1103 ft ²
<u>Kitchen</u>	<u>11.69 m² 126 ft²</u>
Total	203.92 m² 2195 ft²

The Unit could be split back into 2 separate Units if required.

There is allocated parking for 6 cars.

PURCHASE

Offers in the Region of £295,000.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

FOR FURTHER INFORMATION

Please contact:
Ralph Wells
T: 01793 232658/07957 739858
E: ralph@wbmproperty.co.uk

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915