



commercial property consultants

FOR SALE/TO LET

UNIT 1 DORCAN BUSINESS VILLAGE,
SWINDON, WILTSHIRE, SN3 5HY



110M² (1,183FT²)

MODERN OFFICES

LANDSCAPED GROUNDS

ALLOCATED PARKING FOR 3 CARS AT THE FRONT & VISITORS PARKING

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

The property is situated in the attractive landscaped establishment of Dorcan Business Village. With easy access to junction 15 of the M4 within two miles via the A419. The town centre is approximately four miles.

Swindon forms one of the key commercial locations in the south of England, being strategically located on the M4 corridor.

DESCRIPTION

Unit 1 comprises a two storey, end-terrace office building of steel frame construction with attractive brick elevations, and aluminium framed double glazed windows under a pitched tile roof. The property is arranged as a combination of open plan and cellular space, with a separate kitchen and male and female toilets.

ACCOMMODATION

GROUND FLOOR & FIRST FLOOR COULD BE LET SEPARATELY

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

Ground Floor Office	62m ²	667ft ²
Inc kitchenette/wc	12m ²	129ft ²
First Floor Offices	62m ²	667ft ²

There are three allocated car parking spaces at the front plus visitor parking.

PURCHASE

Offers in the region of £145,000

RENT

The property is available at a rent of £13,000 per annum.

BUSINESS RATES

Please contact the Valuation Office or Swindon Borough Council Rates Department for further information.

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 sole agents.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection. The property is rated as D.

FOR FURTHER INFORMATION

Please contact:

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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited, 4 Dorcan Business Village, Swindon SN3 5HY