

TO LET

UNIT 1 HOME FARM BUSINESS CENTRE, MINETY,
WILTSHIRE SN16 9PL



82.59 M² (889 FT²)
SMART RURAL LOCATION
ESTABLISHED OFFICE PARK
GENEROUS PARKING

CONTACT RALPH WELLS 07957 739 858

www.wbomproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Home Farm Business Centre is located just off the B4040 in the village of Minety. It enjoys an attractive outlook set within a rural location. It is approximately 9 miles from Cirencester and approximately 9 miles from Swindon Junction 16 of the M4.

DESCRIPTION

The office space is made up of an open plan office on ground and first floor. There is a separate kitchenette and WCs.

ACCOMMODATION

All measurements are approximate and given on a net internal basis.

Ground floor office	35.19m ²	379ft ²
First floor office	44.59m ²	480ft ²
Ground floor kitchenette	2.78m ²	30ft ²
TOTAL	82.59m²	889ft²

LEASE

The property is available by way of a new lease agreement for a term to be agreed.

RENT

The quoting rent is £10,700 per annum exclusive.

BUSINESS RATES

The current rateable value is £9,495.

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.

FOR FURTHER INFORMATION

Please contact:

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