



commercial property consultants

**TO LET**

UNIT 13, SHRIVENHAM HUNDRED BUSINESS PARK,  
SWINDON, SN6 8TY



**196 m<sup>2</sup> 2,111 ft<sup>2</sup>**

POPULAR BUSINESS PARK LOCATION  
MIXED OFFICE, PRODUCTION AND WAREHOUSE UNIT  
5 PARKING SPACES

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Shrivenham Hundred Business Park is located adjacent to the A420 Swindon to Oxford Road, approximately 9 miles to the east of Swindon. The A419 dual carriageway provides direct access to Junction 15 of the M4 to the south and the M5 to the north.

The adjoining villages of Shrivenham and Watchfield provide a range of local facilities and services all within easy commuting distance from Swindon in a well placed rural community. The park is also serviced by a popular and successful catering facility.

Shrivenham Hundred Business Park is an established out of town business park currently comprising 90 individual units. The park provides a diverse mix of business units and office buildings.

## DESCRIPTION

The Unit is a two storey unit of structural steel frame construction with brick and block elevations. The windows and door frames are powder coated aluminium with double glazing.

The unit benefits from WCs, kitchenette area, fire alarm, three phase electricity, and gas supply.

## ACCOMMODATION

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

### Unit 13

Ground Floor Workshop	106.7 m <sup>2</sup>	1149 ft <sup>2</sup>
First Floor Mezz	89.3m <sup>2</sup>	961 ft <sup>2</sup>
<b>Total</b>	<b>196 m<sup>2</sup></b>	<b>2,111 ft<sup>2</sup></b>

## TENURE

The property is available on new lease terms. Please contact the agents for further information.

Rent £15,832pa

## 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 joint agents.

## FOR FURTHER INFORMATION

Please contact:

Ralph Wells

T: 01793 232658/07957 739858

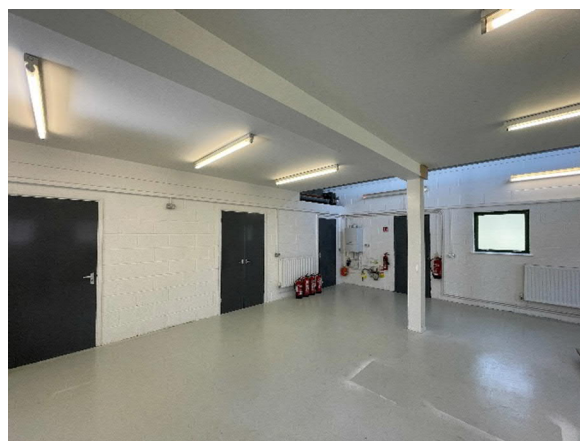
E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

Or

Bradley Forbes

Loveday

01793438939



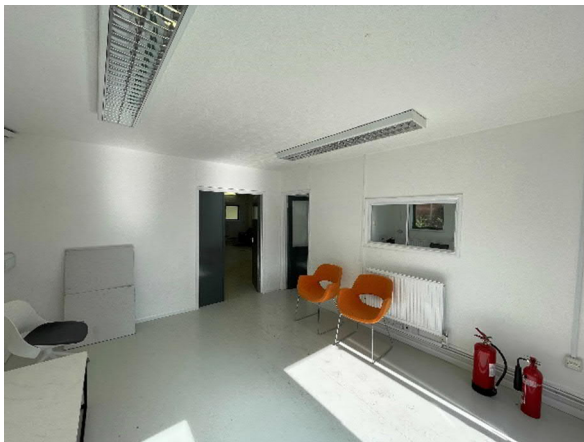
11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

**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, 609 Delta Business Park, Swindon, SN5 7XF

# wbmm

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