



commercial property consultants

TO LET

**THE CAFETERIA, SHRIVENHAM HUNDRED BUSINESS
PARK, NR SWINDON, WILTSHIRE SN7 8TZ**



53.29 M² (573 FT²)

**ESTABLISHED CAFÉ
LOCATED ON A BUSY AND ESTABLISHED BUSINESS PARK
ALTERNATIVE USES POSSIBLE**

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LOCATION

Shrivenham Hundred Business Park is located on 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 motorway to the south and the M5 to the north.

The Park has developed over the last 35 years and is a quality out of town Business Park set in extensive and mature landscaping, attracting a varied range of occupiers.

DESCRIPTION

An established café with both indoor and outdoor seating and a fully fitted kitchen. Available by separate negotiation.

There is superfast BT Infinity available at Shrivenham with Virgin Fibre also on site and available by agreement.

ACCOMMODATION

The property provides the following approximate areas measured in accordance with IPMS – 3 Offices.

Ground floor	53.29 sq m	573 sq ft
TOTAL	53.29 sq m	573 sq ft

RENT

The quoting rent is £12,000 per annum exclusive.

TENURE

The property is being offered as a whole, on a new lease for a term to be agreed.

EPC

A copy of the EPC is available upon request.

BUSINESS RATES

Please contact the agents 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 agents.

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