



commercial property consultants

TO LET

FIRST FLOOR OFFICE, UNIT 45B SHRIVENHAM
HUNDRED BUSINESS PARK, SWINDON, SN6 8TZ



90.58M² (975FT²)

FIRST FLOOR SELF CONTAINED OFFICE SUITE
POPULAR BUSINESS PARK LOCATION

CONTACT RALPH WELLS 07957 739858

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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.

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 property provides a self contained office suite on the first floor.

In addition, the property does benefit from prominence to the A420.

ACCOMMODATION

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

Unit 45b

First floor office suite 90.58 m² 975 ft²

The unit benefits from allocated car parking spaces.

TENURE

The property is available by way of a new full repairing and insuring lease for a minimum of 6 months.

RENT

Quoting rent £12,000 per annum to include utility bills and service charge.

BUSINESS RATES

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

EPC

A copy of the 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:

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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.

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