



commercial property consultants

TO LET/FOR SALE

UNIT 24, SHRIVENHAM HUNDRED BUSINESS PARK,
SWINDON, SN6 8TZ



204.82 M² (2,204 FT²)

POPULAR BUSINESS PARK LOCATION

FULLY REFURBISHED OFFICE BUILDING WITH A/C & RAISED FLOORS

CONTACT RALPH WELLS 07957 739 858

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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. 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

Unit 24 is a two storey office unit of structural steel frame construction with brick and block elevations. The windows and door frames are powder coated aluminium with double glazing.

The office space is furnished to a very high standard having been completely refurbished.

Each floor benefits from two WCs & kitchenette area. There is heating and cooling via new A/C units and new suspended ceiling with LED lighting.

The unit further benefits from raised floors which have been fully cabled.

The floors can be made available individually or combined.

ACCOMMODATION

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

Ground Floor Office	110.32 m ² 1,187 ft ²
First Floor Office	94.5 m ² 1,017 ft ²
Total	204.82 m² 2,204 ft²

TENURE

Lease

The property is available on new lease terms.

Sale

Alternately available to purchase.

Please contact the agents for further information.

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.

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VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

FOR FURTHER INFORMATION

Please contact:

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