



commercial property consultants

## FOR SALE/TO LET

LIME KILN HOUSE, ROYAL WOOTTON BASSETT,  
WILTSHIRE SN4 7HF



LOCATED IN VIBRANT MARKET TOWN  
FREEHOLD BUSINESS CENTRE INVESTMENT

**CONTACT RALPH WELLS 07957 739 858**

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

SWINDON 01793 232658



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### LOCATION

Lime Kiln House is located in the heart of Royal Wootton Bassett, a vibrant market town, 5 miles west of Swindon and is within walking distance of all the town centre facilities including restaurants and bars etc. Royal Wootton Bassett is approximately 3 miles from Junction 16 of the M4, providing easy access to both the M4 and M5.

It is centrally located for Bristol, Bath, Gloucester, Cheltenham, Swindon and Newbury, Mainline railway stations at nearby Swindon and Chippenham provide travel to Paddington within the hour and major airports can be accessed by road in just an hour.

### DESCRIPTION

Lime Kiln House is a beautifully restored Grade II listed property built in 1680 set in its own grounds of nearly 3 quarters of an acre. The building has been sympathetically refurbished to provide high quality and fully refurbished offices with top of the range IT and telephone connectivity. The property benefits from a secure surface car park and currently provided some 41 spaces.

Lime Kiln house has a gross area of circa 8,400 sq ft and is arranged in three parts, the main house, rear extension and recording/broadcasting studios having the following approximate N/A floor areas:

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

Floor	M2	Sq Ft
Basement	39.90	429
G. Floor	118.30	1,273
First Floor	110.30	1,187
Second Floor	31.70	341
Former Studio	221.70	2,386
<b>Total</b>	<b>521.90</b>	<b>5,618</b>

### LEASE

A new lease is available direct with the Landlord for a term to be agreed.

### SALE

The premises are available to purchase at the price of offers in the region of £900,000.

### EPC

An Energy Performance Certificate has been produced and is available for inspection.

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**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.

**FOR FURTHER INFORMATION**

Please contact:  
Ralph Wells  
T: 01793 232658/07957 739858  
E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)



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