



commercial property consultants

**FOR SALE**

4 DORCAN BUSINESS VILLAGE, SWINDON SN3 5HY



1,130 ft<sup>2</sup> (104.98m<sup>2</sup>)

SELF CONTAINED OFFICES  
3 CAR PARKING SPACES  
AVAILABLE FOR SALE LONG LEASEHOLD

**CONTACT RALPH WELLS 07957 739858**

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

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Swindon is an important provincial centre, located between Junctions 15 and 16 of the M4 motorway.

Dorcan Business Village is situated within the Dorcan Industrial Estate, which lies to the east of Swindon town centre and is adjacent to the A419 dual carriageway. Swindon town centre is approximately 5 miles to the west of the property.

## DESCRIPTION

The property comprises a two storey end terraced office building with brick elevations and aluminium framed double glazed windows under a pitched tiled roof.

The ground floor benefits from kitchen, WC facilities and a meeting room.

The first floor offices are open plan with air conditioning.

The property has LED lighting and central heating is available throughout the building.

There are 3 allocated car parking spaces.

## ACCOMMODATION

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

### Ground Floor

Office	21.36 sq m	230 sq ft
Kitchen	21.08 sq m	227 sq ft
Cupboards	3.44 sq m	37 sq ft
	45.88 sq m	494 sq ft

### First Floor

Office	59.10 sq m	636 sq ft
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<b>TOTAL</b>	<b>104.98 sq m</b>	<b>1,130 sq ft</b>
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3 parking spaces, plus visitor parking.

## PRICE

Offers in excess of £150,000.

## TENURE

The property is being offered for sale on a long leasehold.

## SERVICE CHARGE

The current service charge is £1,320.00 per annum towards the maintenance of common areas and car parking.

## EPC

The property has an energy performance rating of: D94. 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 joint agents.

Ralph Wells

T: 07957 739858

E: ralph@wbmproperty.co.uk

Kilpatrick & Co

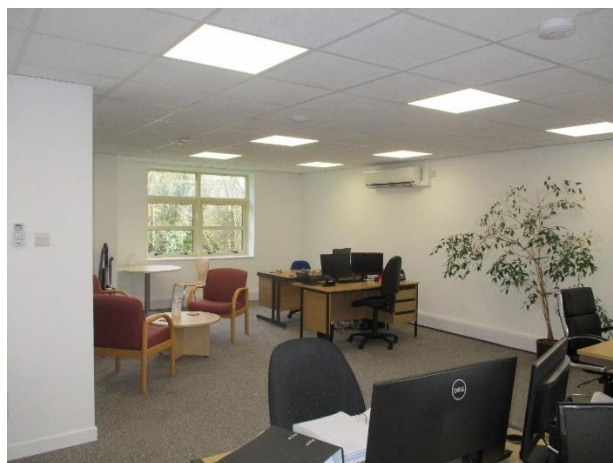
T: 01793 643101

E: post@kilpatrick-cpc.co.uk

## 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.

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