



commercial property consultants

TO LET

**UNIT 9 & 10 SHRIVENHAM HUNDRED BUSINESS
PARK, NR SWINDON, WILTSHIRE SN6 8TZ**



214.5 – 431.8 M² (2,309 – 4,647 FT²)

OFFICE/BUSINESS UNITS

LOCATED ON ESTABLISHED AND LANDSCAPED BUSINESS PARK

8 CAR PARKING SPACES

AVAILABLE SEPARATELY OR COMBINED

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



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. Park amenities include McCaffs Café and a Conference Suite.

DESCRIPTION

Units 9 & 10 are a mid terrace, two storey business units of structural steel frame construction with brick and block elevation. Window and door frames are coated aluminium with double glazed units.

The first floor is fully furnished to an office specification and includes:

Suspended ceilings with recessed LED lighting. Mix open plan office and meeting rooms.

The ground floor is set out as a mix of office and workshops. There are WC's and kitchen facilities.

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.

Unit 9

Ground floor	107.2 sq m	1,154 sq ft
First floor	110.1 sq m	1,184 sq ft
Total	217.3 sq m	2,338 sq ft

Unit 10

Ground floor	107.3 sq m	1,153 sq ft
First floor	107.2 sq m	1,154 sq ft
Total	214.5 sq m	2,309 sq ft
TOTAL	431.8 sq m	4,647 sq ft

There are 10 allocated car parking spaces with the units (5 spaces per unit).

RENT

The quoting rent is £22,800 per unit per annum exclusive.

If taken as a whole, the rent is £42,000 per annum exclusive.

TENURE

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

EPC

The units have an Energy Performance rating of:

Unit 9: C56

Unit 10: C56

A copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Please contact the agents for further information.

SERVICE CHARGE

The tenant will pay the Estate Service Charge applicable to the units.

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.

Ralph Wells

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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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