



commercial property consultants

TO LET

9 DORCAN BUSINESS VILLAGE, SWINDON SN3 5HY



1,130 ft² (104.98m²)

SELF CONTAINED OFFICES
3 CAR PARKING SPACES

CONTACT RALPH WELLS 07957 739858

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 and WC facilities.

The first floor offices are open plan with meeting room.

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	45.88 sq m	494 sq ft
First Floor	59.10 sq m	636 sq ft
TOTAL	104.98 sq m	1,130 sq ft

3 parking spaces, plus visitor parking.

RENT

Starting rent £13,000 per annum exclusive.

SERVICE CHARGE

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

EPC

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 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.

Registered Office: WBM Commercial Property Limited, Hermes House, Fire Fly Avenue, Swindon SN2 2GA



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