

TO LET

OFFICE AND BUSINESS UNITS,
BERKELEY HOUSE, HUNTS RISE,
SOUTH MARSTON PARK, SWINDON SN3 4TG



30 – 2,647 FT²

SERVICED OFFICE
OFFERING A MIX OF FLEXIBLE OFFICE AND BUSINESS UNITS
ON SITE PARKING
GOOD ACCESS TO A419

CONTACT RALPH WELLS 07957 739858

www.wbomproperty.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. The town has an established and successful manufacturing/warehousing base, and has attracted many occupiers such as BMW, RWE, Lucent Technologies.

The property is located close to the A419 dual carriageway and Junction 15 of the M4 motorway.

Swindon town centre and railway station is just over 4 miles away.

The property is situated on the western side of Hunts Rise, opposite its junction with Spitfire Way.

DESCRIPTION

The property comprises a former factory with brick elevations which has been converted to provide a business centre comprising 25 office suites, 15 small industrial units, 2 warehouse units, storage and a cafe. There is also a large secure yard area which is accessed from Hunts Rise.

SPECIFICATION

- Meeting rooms
- Reception services
- Business park setting
- 24 hour access
- On site café
- Conference facilities
- Car parking
- CCTV

ACCOMMODATION

Please see the attached availability schedule.

RENT

Competitive rental terms are available, please contact the agents for further information.

TENURE

The premises are available by way of a new lease agreement.

EPC

The property has an energy performance rating of: D92. 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.

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Berkeley House, Availability Schedule

Offices

1	2,647 sq ft
2	282 sq ft
6	274 sq ft
7	274 sq ft
8 & 9	546 sq ft
12	271 sq ft
12D & 12E	870sq ft
14	276 sq ft
15	439 sq ft
16	731 sq ft
16A	275 sq ft
45	730 sq ft
45A	260 sq ft
46-46A	772 sq ft
47	386 sq ft

Industrial

29, 32 & 33	1,152 sq ft
42	1,120 sq ft

Storage Units

Store A	30 sq ft
Store B	30 sq ft
Store C	30 sq ft
Store F	35 sq ft
Store H	37 sq ft

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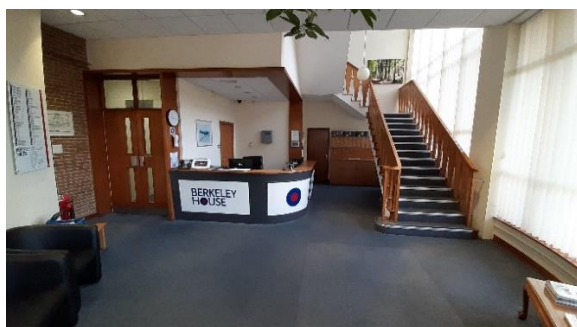
Example of Office Space



Meeting Room



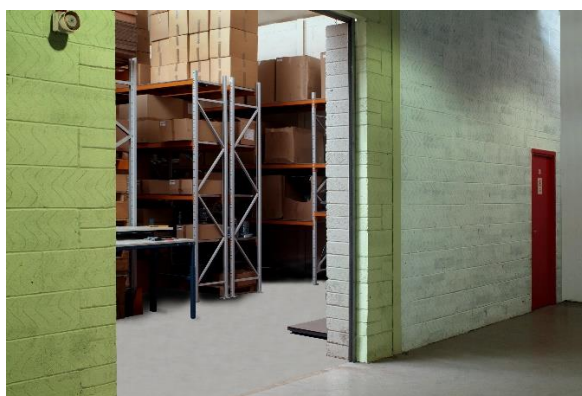
Example of Office Space



Reception



Industrial Corridor



Example of Industrial Unit

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