



Location

Borough Fields is a courtyard style shopping centre, anchored by Sainsburys and located in the heart of Royal Wootton Bassett. The town centre is located approximately 1.5 miles from Junction 16 of the M4, providing easy access to the national motorway network. Swindon is approximately 7 miles to the east, and provides direct rail access to London Paddington in approximately 1 hour.

Description

23 Borough Fields offers modern town centre office accommodation in an attractive market town setting. The self contained offices are located on the first floor, accessed by a ground floor entrance.

Accommodation

The office accommodation provides the following approximate internal floor areas:

Area	Sq ft	Sq m
First Floor	3,690	343

For further information please contact:

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Car Parking

Further information available on request.

Quoting Rent

£12.50 psf pax

Lease Terms

Available by way of a new flexible lease for a term to be agreed.

Rating Assessment

We understand that the property is assessed as follows:

Rateable Value (2023) £23,000

UBR (23/24): £0.512

Rates Payable: £11,776

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

Or our joint agent:

Miles Cross

Whitmarsh Lockhart

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miles@whitmarshlockhart.com

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

EPC

The premises have a current EPC rating of C69.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

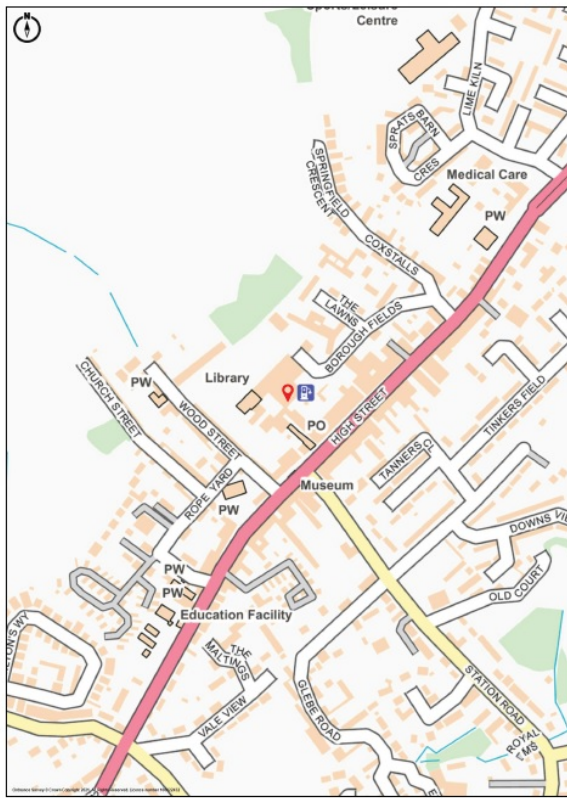
VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

<https://sainsburysproperties.co.uk/>

Subject to Contract

08449 02 03 04
avisonyoungretail.co.uk



Highlights



Self contained office suite
3,690 sq ft



In heart of Town Centre



Allocated Parking



Modern open plan accommodation



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Visit us online

avisonyoungretail.co.uk

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.