



# BROCKHURST

---

PROPERTY ♦ MANAGEMENT

TO LET

SELF CONTAINED MEDICAL FACILITY ADJOINING AN  
EXISTING AWARD WINNING CLINIC

From 479 SQ FT (44.22 SQ M)  
to 956 SQ FT (88.79 SQ M)

Unit 9 Dorcan Business Village,  
Swindon, SN3 5HY.

## LOCATION

Dorcan Business Village is an attractive landscaped business village to the east of Swindon. Located near to the A419 which provides easy access to both the M4 and M5 Motorways. Swindon town centre is readily accessible being four miles away where the nearest mainline railway station is situated. London Paddington can be reached in under an hour with Bath and Bristol to the west in under an hour also.

## DESCRIPTION

The property comprises an end of terrace self contained medical facility over two floors.

The available accommodation comprises an open plan ground floor where there is also situated a disabled wc along male and female wc's. The first floor is completely open plan. To the front of the property is an attractive landscaped area, situated within this is the allocated parking for the premises.

The adjoining property is an award winning CQC Clinic of the year making this an attractive location for other medical providers.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has been measured on a net internal area basis and the floor areas have been calculated as follows;

Ground floor	480 sq ft	(92.46 sq m)
First Floor	479 sq ft	(44.22 sq m)
Total	956 sq ft	(88.79 sq m)

## SERVICES

We are advised that mains drainage, water and electricity are connected. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

## Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Brockhurst Property Management or TLC Property Ltd has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

## Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of the agents and accordingly we recommend you obtain advice from a specialist source.

## TERMS

The property is available To Let by way of a new full repairing and insuring lease on a floor by floor basis or as a whole. Rent on application.

## RATES

The Valuation Office Website describes the property as 'Office and Premises' with a rateable value of £13,500. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority – Swindon Borough Council.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## PLANNING

The premises most recent use was that of Class E.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 2541-8192-3129-5049-1604  
Energy rating : C

## VIEWING

Contact: Stephen Brickell  
Tel: 01225 690041  
Email: [sb@brockhurstpm.co.uk](mailto:sb@brockhurstpm.co.uk)