



## 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

## 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:

<b>Rateable value:</b>	£23,000
<b>UBR (21/22):</b>	£0.512
<b>Rates Payable (21/22):</b>	£11,776

**Interested parties should carry out their own investigations.**

## 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**

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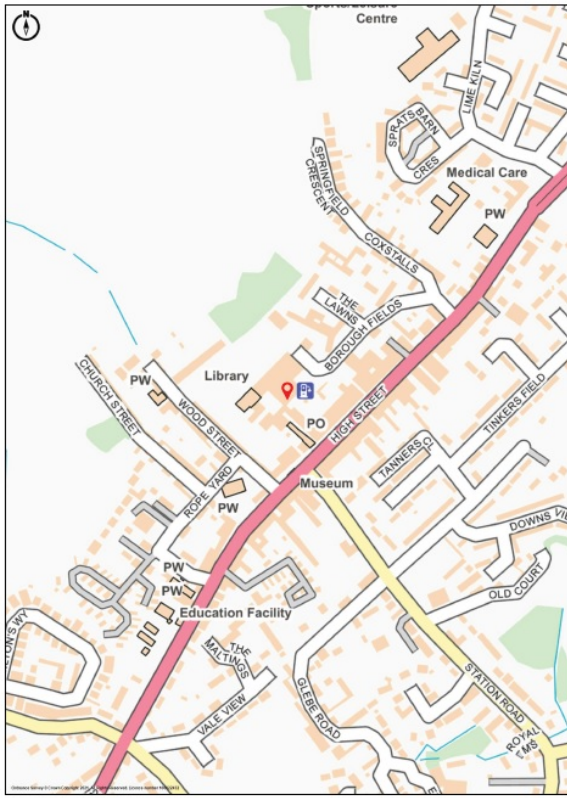
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## Highlights



Self contained office suite  
**3,690 sq ft**



**In heart of Town Centre**



**Allocated Parking**



**Modern open plan accommodation**



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