

SWINDON

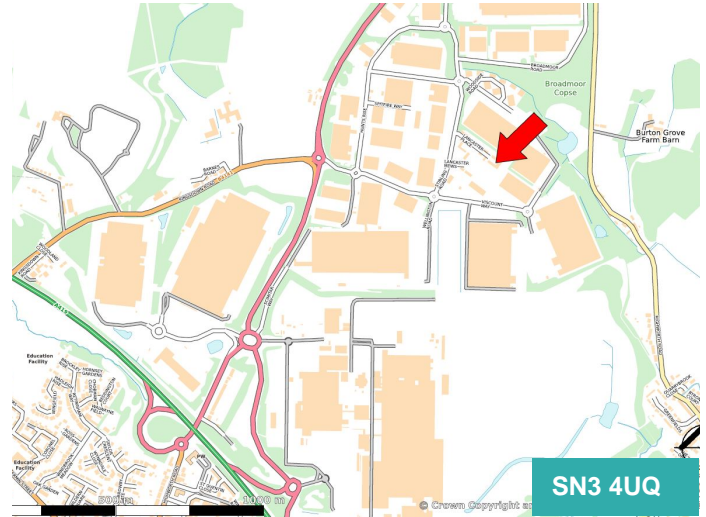
Unit 9 Lancaster Place,
Copse Farm Business Park,
SN3 4UQ



OFFICE TO LET / FOR SALE

7,004 TO 14,128 SQ FT

- Self-contained office building
- Refurbished to a Cat A finish
- Perimeter trunking with suspended ceilings
- Passenger lifts
- Male, female and disabled WCs
- Excellent parking ratio of 1:252 sq ft



Summary

Available Size	7,004 to 14,128 sq ft
Rent	Rent on Application
Price	Price on Application
Rates Payable	£79,360 per annum
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

Unit 9 comprises a detached headquarters office building arranged over 2 floors extending to 14,128 sq ft. The building is of modern construction and includes office accommodation on ground and first floors. The property benefits from 55 allocated car parking spaces, providing an attractive parking ratio of 1:252 sq ft.

Location

Unit 9 Copse Farm Business Park is situated on Stirling Road within the prestigious South Marston Business Park which is located on the north eastern edge of Swindon. South Marston Park is approximately 3 miles from Swindon town centre and approximately 4 miles from Swindon Railway Station.

Access to Copse Farm Business Park is via the A361 which links to the A419, providing dual carriageway access south to Junction 15 of the M4 motorway approximately 6 miles distance and the M5 motorway to the north at Gloucester. It is also within easy reach of Oxford via the A420, approximately 30 miles to the north east.

Swindon is the principal town and the main commercial centre for Wiltshire. The town lies approximately 40 miles east of Bristol, 80 miles west of London, 47 miles west of Reading and 30 miles south west of Oxford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	7,004	650.69	Available
Ground	7,124	661.84	Available
Total	14,128	1,312.53	

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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



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