

First Floor, Unit 51 Shrivenham 100 Business Park, Majors Road, Watchfield, SN6 8TY

£13,500 Per Annum

SWINDON HOMES sales, lettings & mortgages

A flexible business suite, suited for office work. Currently an open plan office space with separate conference room/ office.

The office comes with four car parking spaces

The triple outlook and panoramic windows provide excellent natural lighting

The Office Space

The first-floor suite offers a flexible workspace. It is available immediately.

The accommodation comprises: open plan office with separate board room, kitchenette with fridge and wash basin, two toilets.
Further benefits to the space include: panoramic windows allowing for plenty of natural light, four parking spaces, gas fired heating and a secure electronic entry door.

The office space on offer has been measured at 1,022ft².

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed with the landlord.

Rent

The rent for the property is £13,500 p.a exclusive of VAT. This does not include any business rates which are payable by the tenant.

Energy Performance Certificate

The building has an EPC rating C (66)

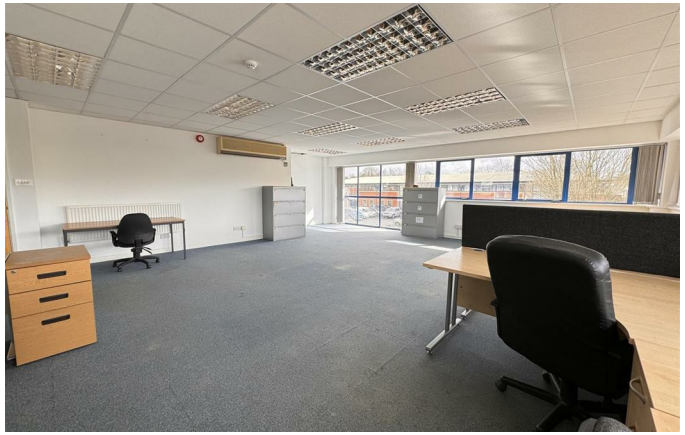
Ratable Value

The Valuation Office Agency websites describes the premises as “Offices and Premises” with a rateable value of £12,250 per annum. Interested parties should make their own enquiries to Vale of White Horse to ascertain the exact rates payable.








Location

Shrivenham Hundred Business Park is just off of to the A420 Swindon to Oxford Road.

Taking the A420 west toward Swindon takes you directly to the A419 which provides easy access to the M4 or northbound to Cirencester and the M5.

The A420 East takes you towards Oxford and the M40 motorway.

Swindon approximately 9 miles away, Faringdon approximately 6 miles away, Oxford approximately 24 miles away

Local amenities nearby include Subway, Co Op, McDonalds and The College Farm Public House which are all within walking distance.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.







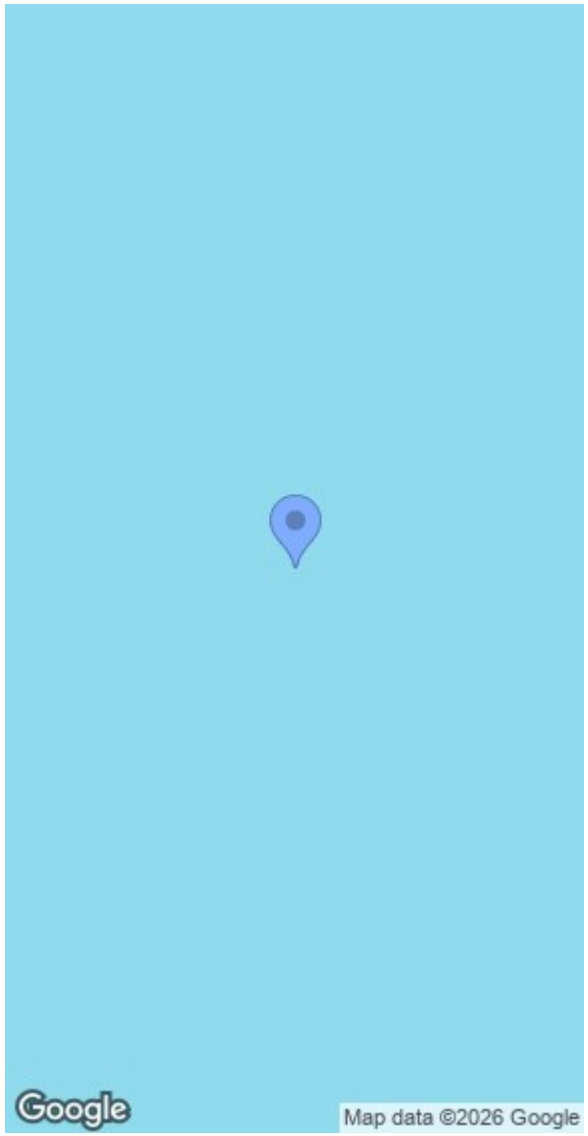
Tel: 01793 535777 Email: sales@swindonhomes.co.uk

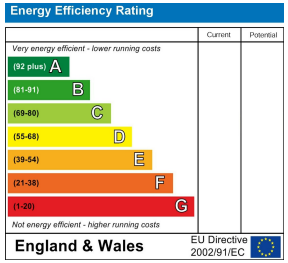


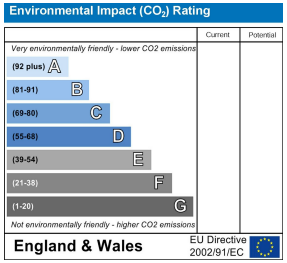

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