Whitmarsh Lockhart

FOR SALE

52 & 53 Shrivenham Hundred Business Park, Majors Road

Watchfield, SN6 8TY

REFURBISHED MODERN BUSINESS UNITS

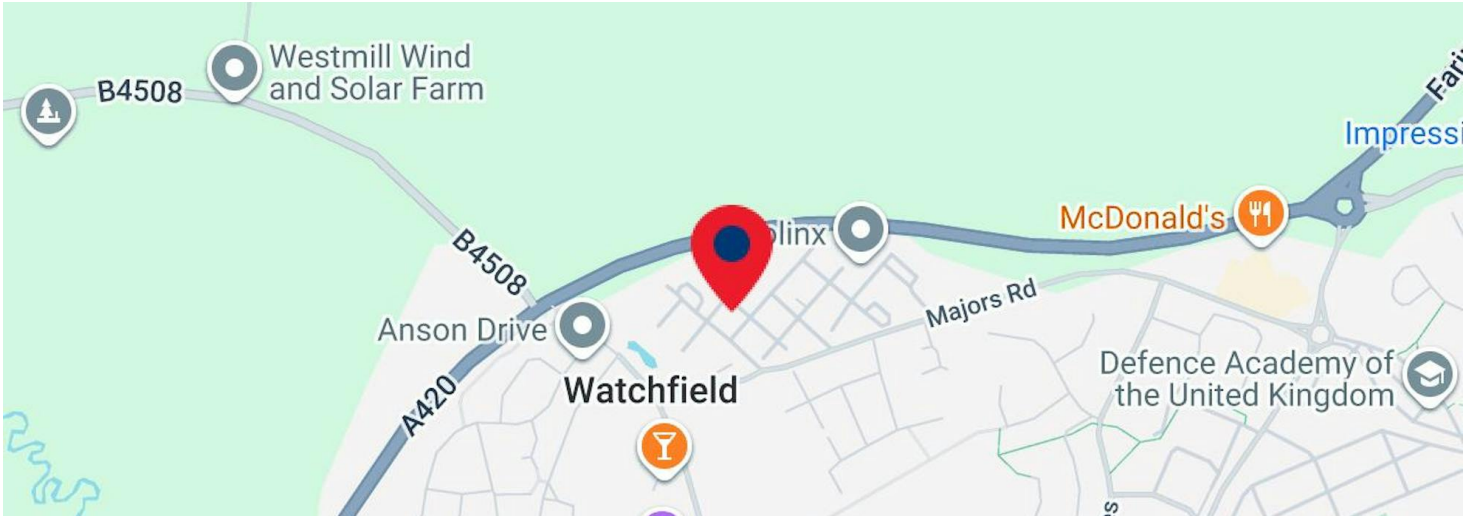
4,095 sq ft
(380.44 sq m)

- OPEN PLAN OFFICE ACCOMMODATION
- REFURBISHED IN 2019 TO A HIGH STANDARD
- QUIET LOCATION
- HEATING & COOLING PROVIDED VIA AN EFFICIENT AIR SOURCE HEAT PUMP
- 17 CAR PARKING SPACES
- ELECTRIC CAR CHARGING

RICS
Regulated by RICS

52 & 53 Shrivenham Hundred Business Park, Majors Road

Watchfield, SN6 8TY



Summary

Available Size	4,095 sq ft / 380.44 sq m
Price	£450,000 No VAT Payable
Rateable Value	£46,750
Rates Payable	£20,196 per annum
EPC	C (54)

Location

Shrivenham Hundred Business Park is situated close to the A420, linking Swindon to Oxford. The Estate lies approximately 7 miles east of Swindon. The neighbouring villages of Watchfield and Shrivenham offer a range of amenities within walking distance, including a Co operative convenience store, Subway and McDonalds. There is also a café and conference suite situated on the business park.

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Description

Large 4,000 sq ft office, occupying two units with a tenant in place across the first floor. The property was refurbished in 2019 to a high standard.

The tenanted unit features an open office area, with kitchen and toilet facilities and two separate glass partition meeting rooms. Heating and cooling for this unit is provided by an efficient air source heat pump.

The remaining space features a large open plan area with full kitchen and adjoining toilet facilities, plus a separate meeting room, store room, and two offices.

17 allocated parking spaces are available, with electric car charging points to the rear of the building.

Accommodation

The accommodation comprises:

Name	sq ft	sq m
Ground - Ground Floor	1,964	182.46
1st - First Floor	2,131	197.98
Total	**4,095**	**380.44**

Tenure

The property is available for sale on a virtual freehold basis (on a 999 year lease from 25th June 1987) with a tenant (Chronicle Computing Limited) occupying the first floor space on a lease until 1st January 2027.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

Viewing and further information is strictly by prior appointment through the agent.

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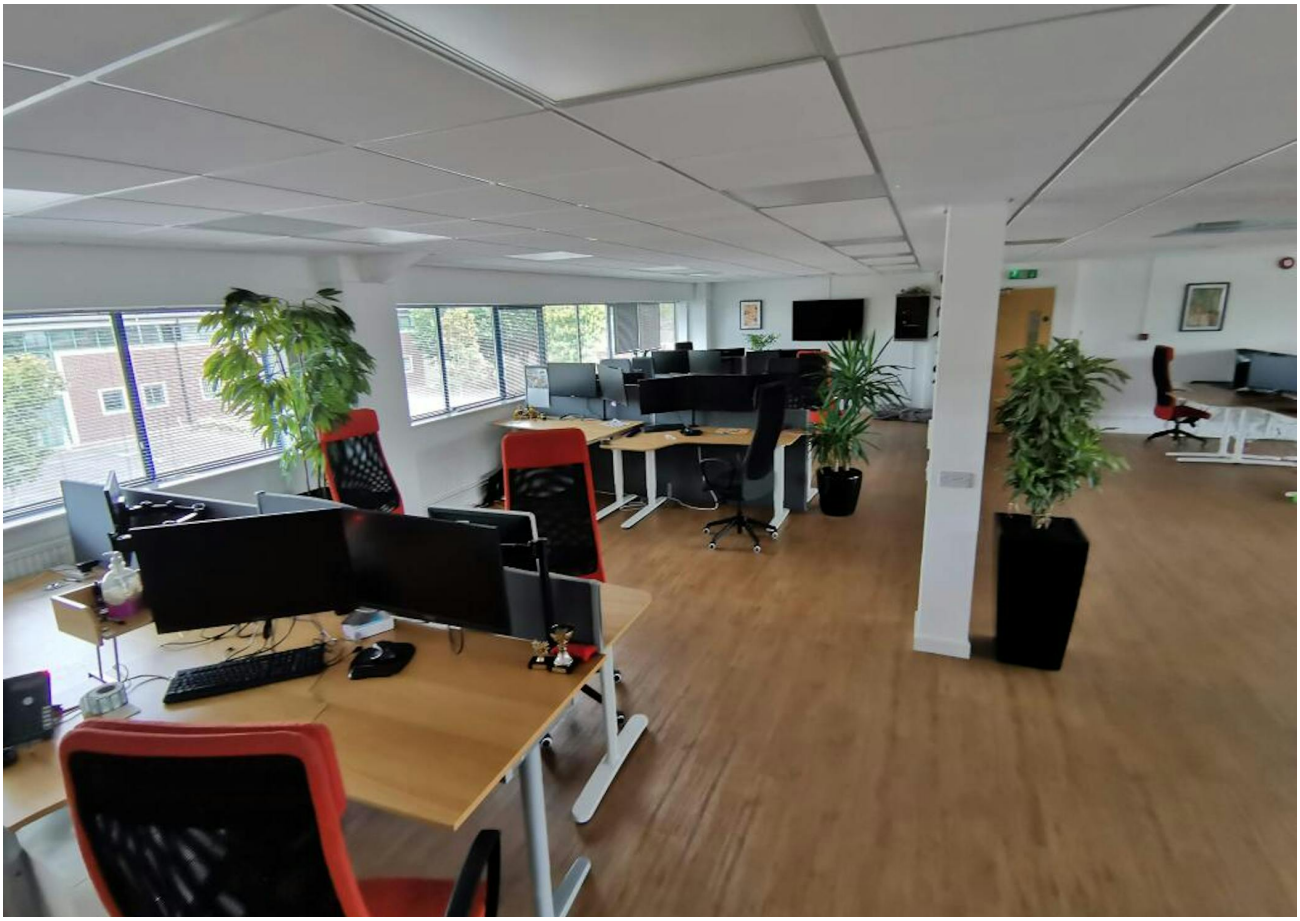
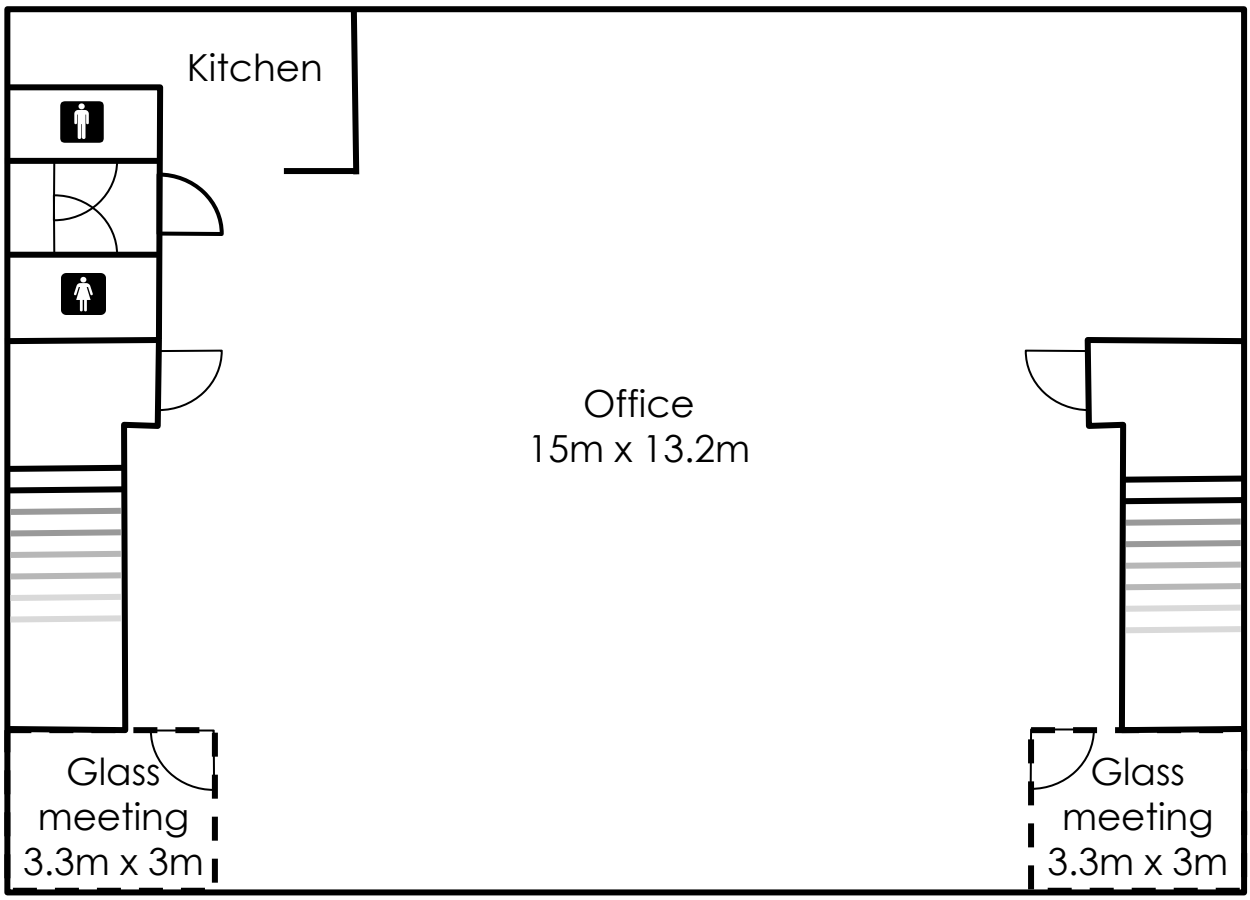
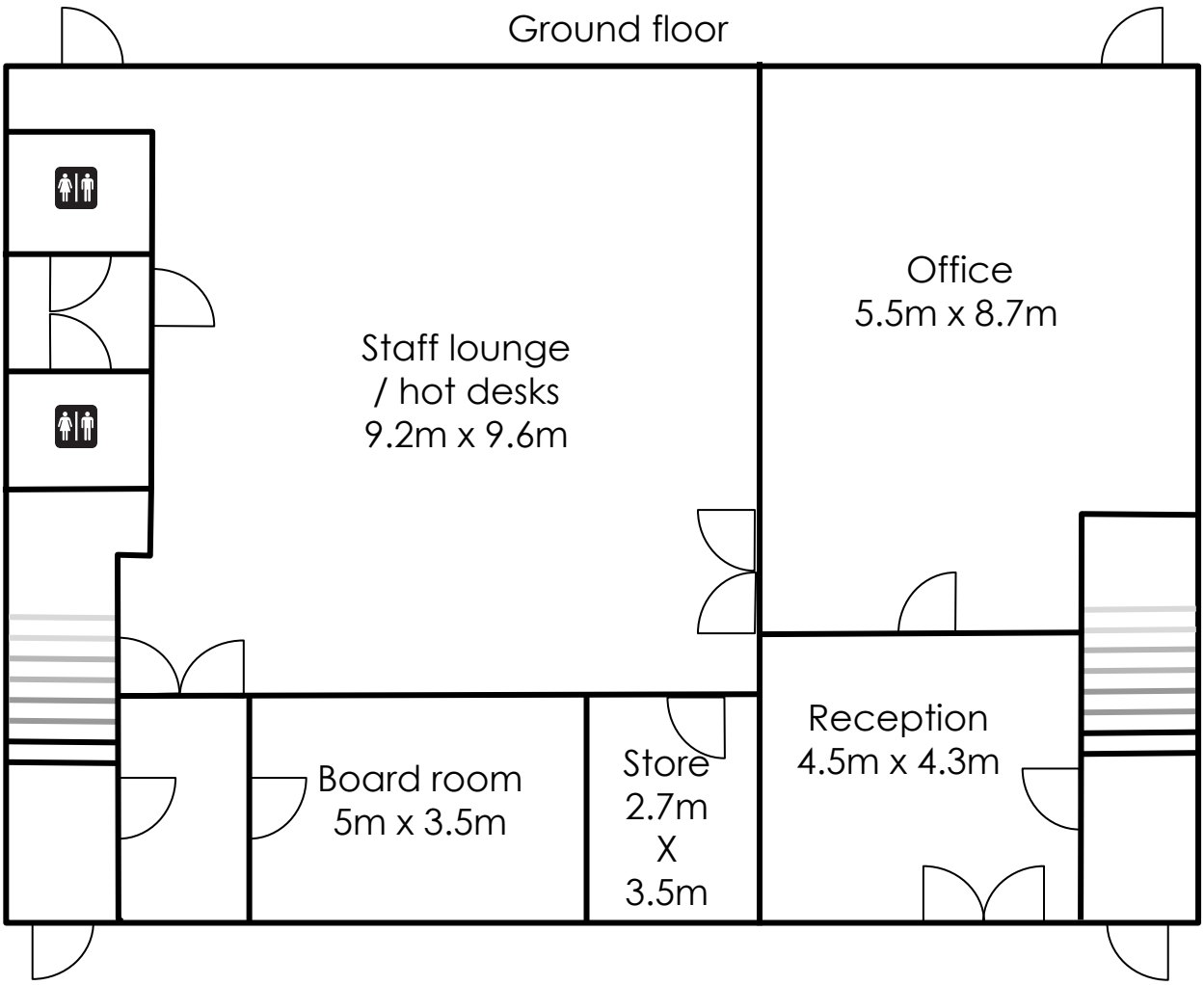


Unit 52/53 Shrivenham Hundred

First floor



Ground floor