Whitmarsh Lockhart

TO LET



20 Shrivenham Hundred Business Park

Majors Road, Shrivenham, SN6 8TZ

MODERN OFFICE/BUSINESS UNIT

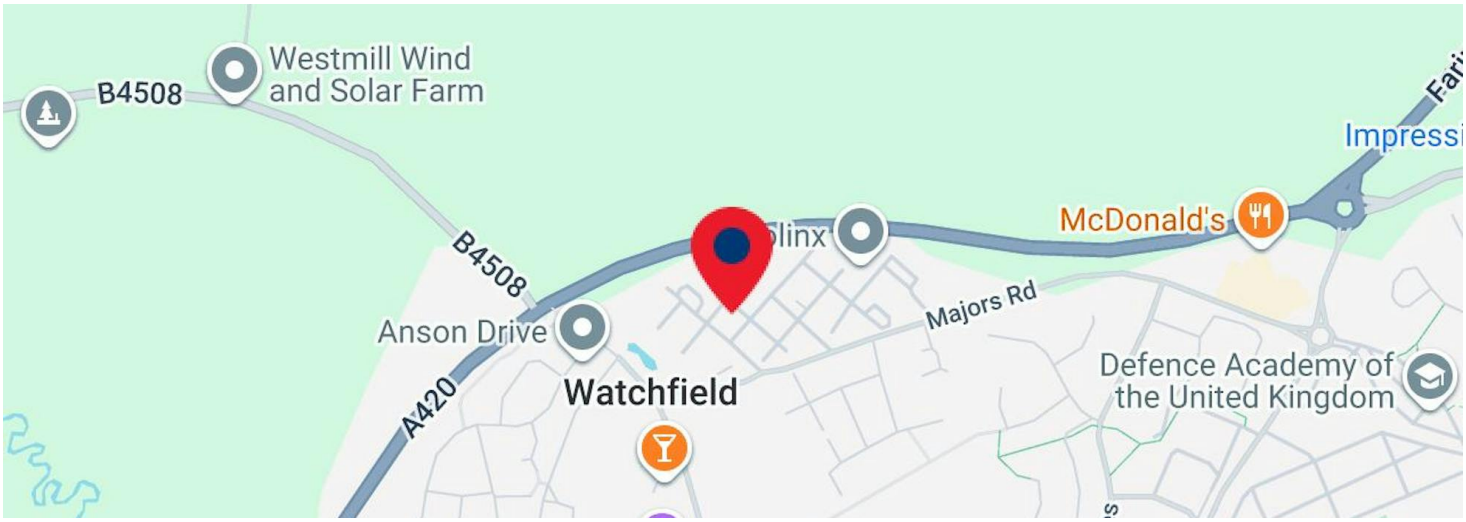
2,320 sq ft
(215.54 sq m)

- FULLY REFURBISHED
- AIR CONDITIONING
- 3-PHASE POWER SUPPLY
- 5 CAR PARKING SPACES
- LED LIGHTING
- NEW DATA CABLING
- GLAZED PARTITIONING

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Summary

Available Size	2,320 sq ft / 215.54 sq m
Rent	£26,500 per annum
Business Rates	Please contact the agent for further details.
EPC	C (69)

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 site.

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Description

The property comprises a modern business unit, with brick clad and glazed elevations, under a profile metal clad room. The office has been comprehensively refurbished.

The ground floor comprises open plan office accommodation, which includes separate male and female WC facilities and a fitted kitchenette.

At first floor, there is office accommodation with glazed partitioned meeting rooms/offices.

The property has a 3-phase electrical power supply, gas fired central heating and air conditioning.

Externally, there are 5 allocated car parking spaces, with additional visitor parking available nearby.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - Unit 20 - Ground Floor Office and WCs	1,153	107.12
Unit - Unit 20 - First Floor Offices	1,167	108.42
Total	**2,320**	**215.54**

Tenure

A new lease for a term of years to be agreed.

Viewings

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



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