Whitmarsh Lockhart

TO LET



Office Building, Hangar L7, Wroughton Airfield

Swindon, SN4 0QZ

MODERN SECURE OFFICE BUILDING WITH EXCELLENT PARKING AREAS

2,212 sq ft

(205.50 sq m)

- DETACHED BUILDING
- SECURE SITE
- EXCELLENT PARKING AND SERVICE YARD AREAS
- DATA CONNECTION
- COMFORT COOLING
- FLEXIBLE LEASE TERMS AVAILABLE

RICS Regulated by RICS

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Swindon, SN4 0QZ



Summary

Available Size	2,212 sq ft / 205.50 sq m
Rent	£27,500 per annum
Business Rates	Please contact the Agents for further information.
EPC	Upon enquiry

Location

Wroughton Airfield is well located to the south of Swindon and the M4. Hangar L7 forms part of the popular and successful Wroughton Airfield site, which also houses the Science and Innovation Park and The National Collections Centre.

Junction 16 of the M4 is 3.7 miles away and Swindon Town Centre is 6.6 miles away.

Junction 15 of the M4 and the A419 is 7.3 miles to the east.

Access to the office is gained via principle estate road.

///what3words

https://w3w.co/sooner.charmingly.goats

Description

The offices comprise a two-storey building that has been constructed to a high standard. The accommodation provides offices, WC and kitchen at ground floor and office and a kitchen facility at first floor.

Internally, the offices are carpeted and have part comfort cooling and part electrical heating. The building is fitted with LED lighting throughout.

Externally, there is extensive parking and service yard areas contained on the secure gated site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices	986	91.60
1st - Office	1,226	113.90
Total	**2,212**	**205.50**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance, business rates and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

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



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