Whitmarsh Lockhart

TO LET



1 Ellis Barn, The Old Dairy, Badbury

Swindon, SN4 0EU

MODERN SELF CONTAINED OFFICE SPACE IN A RURAL SETTING

558 sq ft

(51.84 sq m)

- FINISHED TO A HIGH STANDARD
- CLOSE PROXIMITY TO JUNCTION 15 OF THE M4/A346
- AIR CONDITIONING AND CENTRAL HEATING
- 4 PARKING SPACES

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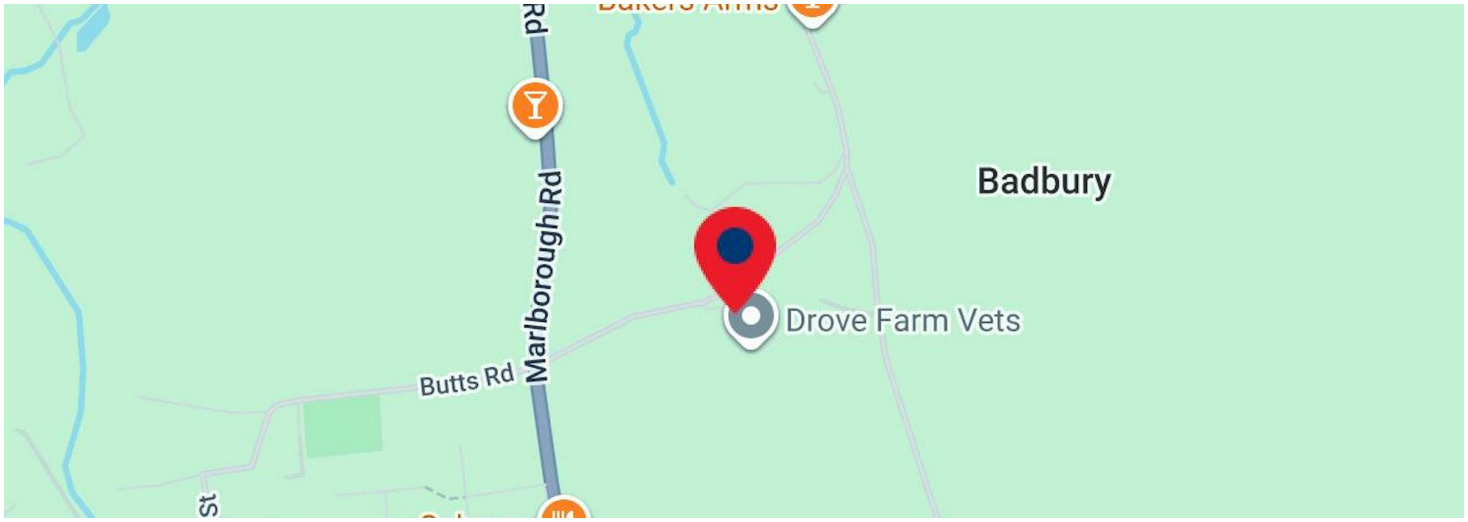

Summary

Available Size	558 sq ft / 51.84 sq m
Rent	£10,000 per annum
Rateable Value	£7,200
Rates Payable	£3,592.80 per annum
Service Charge	N/A
EPC	C (71)

Location

Badbury is situated approximately one mile south of Junction 15 of the M4 motorway. Access is gained via the A345 leading to Marlborough, approximately 8 miles to the south and Swindon town centre, approximately 5 miles to the north.

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Description

The property benefits from a unisex WC, as well as a kitchenette and a corner office, with storage space above. Internally the offices are finished to a high standard and benefit from carpets, category II lighting, air conditioning and central heating.

Externally, the property benefits from up to 4 allocated parking spaces.

Terms

The property is available on a new IRI lease direct from the landlord.

Viewings

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

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