Whitmarsh Lockhart

TO LET



23 Borough Fields

Royal Wootton Bassett, Swindon, SN4 7AX

MODERN OPEN PLAN ACCOMMODATION, LOCATED IN THE HEART OF THE TOWN CENTRE WITH FLEXIBLE TERMS

3,582 sq ft

(332.78 sq m)

- LOCATED IN THE HEART OF THE TOWN CENTRE
- MODERN OPEN PLAN ACCOMMODATION
- FLEXIBLE TERMS AVAILABLE
- SELF CONTAINED SUITE

RICS Regulated by RICS

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Summary

Available Size	3,582 sq ft / 332.78 sq m
Rent	£12.50 per sq ft per sq ft per annum exclusive
Rateable Value	£23,000
Rates Payable	£9,936 per annum
Service Charge	£8,235.93 per annum
EPC	C (69)

Location

Borough Fields is a courtyard style shopping centre, anchored by Sainsburys and located in the heart of Royal Wootton Bassett.

The town centre is located approximately 1.5 miles from Junction 16 of the M4, providing easy access to the national motorway network.

Swindon is approximately 7 miles to the east, and provides direct rail access to London Paddington in approximately 1 hour.

///what3words

https://what3words.com/division.hazel.remotest

Description

23 Borough Fields offers modern town centre office accommodation in an attractive market town setting. The self-contained offices are located on the first floor accessed by a ground floor entrance.

The offices have recently had new carpets, category 2 lighting, comfort cooling, perimeter trunking and benefit from refurbished kitchen facilities and WC's.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
1st - Office	3,582	332.78

Viewings

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

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