Whitmarsh Lockhart

TO LET



2 Stanton Court, Stirling Road, South Marston Park,

Swindon, SN3 4YH

MODERN OFFICE PROPERTY ON AN ESTABLISHED BUSINESS PARK

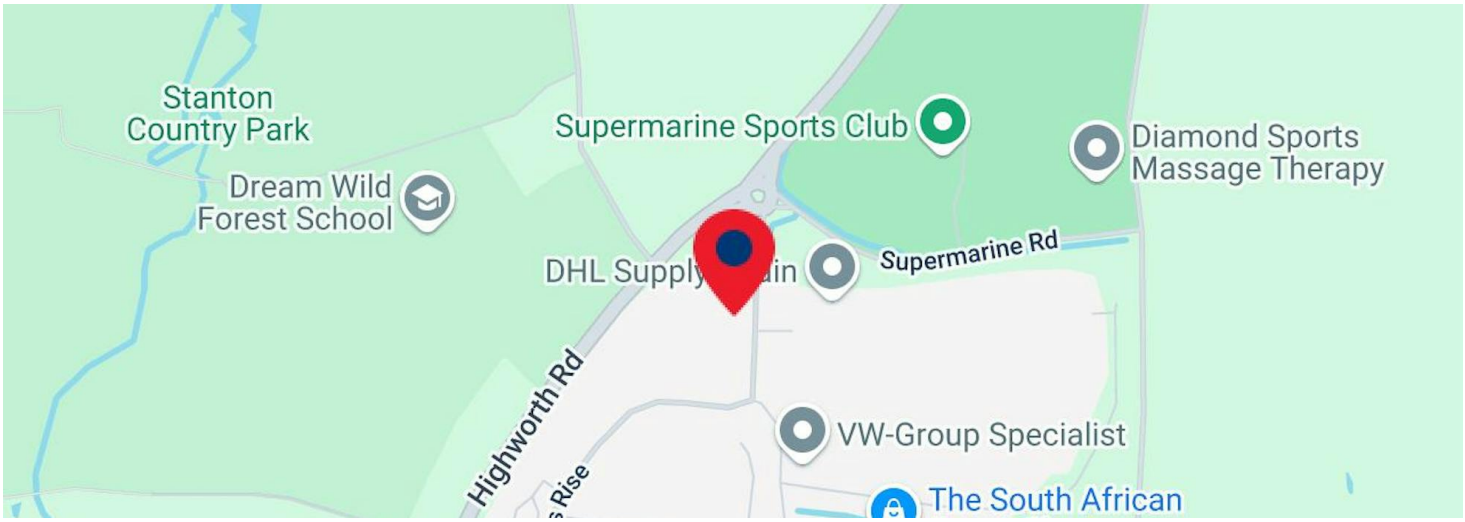
2,544 sq ft

(236.35 sq m)

- MODERN OFFICE PROPERTY
- ESTABLISHED LEAFY BUSINESS PARK LOCATION
- CLOSE TO A361/A419/M4 JUNCTION 15
- 10 CAR PARKING SPACES

RICS Regulated by RICS

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Summary

Available Size	2,544 sq ft / 236.35 sq m
Rent	£17.50 per sq ft
Rateable Value	£36,750
Rates Payable	£15,876 per annum
EPC	C (59)

Location

The Property is situated in Stanton Court, a small office development on South Marston Park, close to the northern entrance of the Estate from the A361 on Stirling Road.

South Marston Park is well located approximately 6.5 miles north of Junction 15 of the M4 and 5 miles from the town centre.

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Description

Unit 2 Stanton Court comprises a semi-detached, self-contained, 2-storey office building, which benefits from the following:

Air conditioning
10 allocated car parking spaces
Gas fired central heating
Double-glazed opening windows
Kitchenette, meeting rooms and WCs on each floor

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
1st - Office	1,315	122.17
Ground - Office	1,229	114.18
Total	**2,544**	**236.35**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance, ground rent 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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