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PROPERTY CONSULTANTS

TO LET



Unit 15, Pine Court

Kembrey Park, Swindon SN2 8AD

End of Terrace Two Storey Office Building – 1,001-2,019 sq ft (92.99-187.57 sq m) net approx

Location

Pine Court forms part of the well established Kembrey Park, one of Swindon's best known Business Parks situated just 1.5 miles to the northeast of Swindon Town Centre. Kembrey Park is accessed directly off the Great Western Way/Cirencester Way which provides easy access to both Junctions 15 and 16 of the M4 motorway as well as the dual carriageway leading north to the M5.

Pine Court is a collection of small business units laid out within three terraces and is situated in the heart of the Park. Major occupiers include Smiths News and the recently opened Regus Business Centre. There is an established sandwich/café operator on site and at the entrance to the Park there is a Pub and Premier Inn hotel.

Numerous retail facilities are situated close by.

M4 – J15

6.5 miles

M4 – J16

5.75 miles

A419

2.5 miles north

Swindon Town Centre

1.5 miles



Promap
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Accommodation

Description
Pine Court is a development constructed in the early 2000s and comprises 14 modern two storey office buildings arranged in three terraces.

Unit 15 is an end terrace two storey office benefitting from extensive glazing on three elevations. The ground floor suite has some demountable partitioning and is separated into a reception/entrance area, a meeting room and a larger open plan office area (currently configured as a games/recreation room) together with a teapoint.

The first floor is open plan with a larger well appointed kitchenette. Both floors have a WC facility. The accommodation is carpeted throughout with hanging lighting and electric heating. There is an intruder alarm system and door access panel.

Car Parking
Externally there are 6 allocated car parking spaces. There is also communal cycle parking available at the Park.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground floor	1,001	92.99
First floor	1,018	94.57
TOTAL	**2,019**	**187.57**

Open plan layout



Hanging lighting



2 x Kitchenettes



2 x WC facilities



Amenities



Bicycle parking



6 x on-site parking spaces



Planning | Rates | EPC | Terms

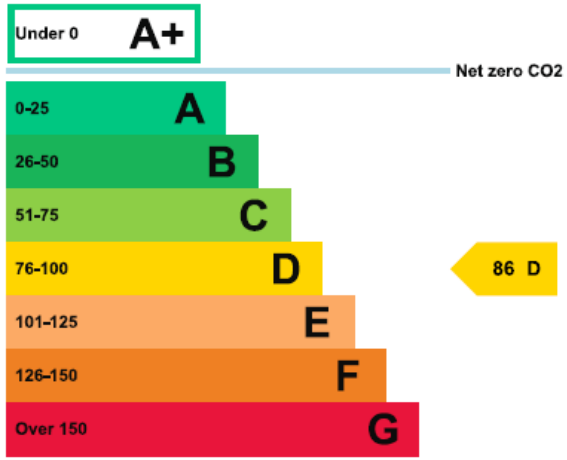
Planning
We are advised that the accommodation has planning consent for office use. Any occupier should make their own enquiries to the Planning Department of Swindon Borough Council as other uses within Class E may be appropriate. Tel: 01793 445500 or www.swindon.gov.uk

Business Rates
The Valuation Office Agency lists the property as “Offices and Premises” with a rateable value of £28,000.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment **www.voa.gov.uk**

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

Energy Performance Certificate



Lease
The property is available as a whole or on a floor by floor basis by way of a new full repairing & insuring lease for a term of years to be agreed.

Rent
The property is offered to lease at an overall rental of £35,000 per annum exclusive of VAT.

Expressions of interest on a floor by floor basis will be considered on their own merits.

Legal Costs
Each party is to be responsible for their own legal and professional costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenant establishes the VAT implications before entering into any agreement.

Anti Money Laundering
A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: JDG/DLN/102987 **Date:** October 2026 **Subject to Contract**

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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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