

First Floor Unit 2 Apple Walk

Kembrey Park, Swindon, SN2 8BL



Key Highlights

- 3,236 sq ft
- Raised floors
- 12 car parking spaces
- LED lighting
- Full height glazed partitioning
- Extensively landscaped environment



Description

Apple Walk is a development of four striking fully glazed two storey office buildings, set in an extensively landscaped business park. Apple 2 first floor is due to be refurbished to a high specification to include LED lighting, raised floors, and dedicated WC facilities.

Internal images are indicative of proposed refurbishment.

Location

Kembrey Park is situated in an established and popular commercial location approximately 2 miles to the north east of Swindon town centre. The park is accessed from the A311 Cricklade Road, which links to the A419 dual carriageway 2 miles to the north. In turn this connects with J15 of the M4 to the north.

Accommodation

The accommodation comprises the following areas measured on a net internal basis:-

Name	sq ft	sq m
1st - Offices	3,236	300.63
Total	3,236	300.63

Viewings

Strictly by prior appointment with the joint sole agents, Loveday / Smethurst.

Terms

The office is available on a new FRI lease via service charge for a term of years to be agreed at a quoting rent of £16.75 per sq ft per annum, exclusive of business rates service charge and VAT (if applicable).

Business Rates

Subject to reassessment. Further information is available from the agents.

Legal Costs

Each party is to bear their own legal costs incurred during the transaction.

EPC

Rating B - 44

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