TO LET - OFFICE

Unit 4 Apple Walk

Kembrey Park, Swindon, SN2 8BL



Key Highlights

- 3,660 to 7,492 sq ft
- LED lighting
- Excellent car parking
- Air conditioned
- Raised floors
- 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 4 is due to undergo an extensive refurbishment to Grade A specification to include LED lighting, and air conditioning. The building benefits from raised floors, kitchen / breakout area and dedicated WC facilities.

The building can be let on a floor by floor basis or as a whole as a self contained HQ office building

All 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 in accordance with the RICS Code of Measuring Practice:-

Name	sq ft	sq m
Ground - Offices	3,659	339.93
1st - Offices	3,833	356.10
Total	**7,492**	**696.03**

Viewings
Strictly by prior appointment with the joint sole agents.

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

Business Rates
Apple 4 is assessed as "Offices & Premises" and has a Rateable Value as at 1st April 2026 of £111,000.

Legal Costs
Each party is to bear their own legals costs incurred during the transaction.

EPC
Further information is available from the agents.

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