TO LET / FOR SALE - OFFICE

Unit 31 a & 31 b

Shrivenham Hundred Business Park, Majors Road, Watchfield, SN6 8TY



Key Highlights

- 468 to 942 sq ft
- Perimeter trunking
- Flexible accommodation
- 4 car parking spaces
- Air conditioning / heating
- Kitchenette facilities
- 2 no. separate accessible WC's





Description

The property comprises two interconnecting high quality office suites, situated within a two storey office building, with brick elevations and aluminium framed powder coated window and door units, under a pitched profile metal clad roof.

The offices benefit from Daikin air conditioning cassettes, suspended dealings with category 2 lighting, carpet tiles, laminate flooring, perimeter trunking, and a kitchenette in each property. There are also 2 separate accessible WC facilities.

There are 4 car parking spaces available with the property.

Location

Shrivenham Hundred Business Park is located adjacent to the A420 Swindon to Oxford road, approximately 9 miles to the East of Swindon. The A419 dual carriageway provides direct access to Junction 15 of the M4 to the south and the M5 to the north.

The adjoining villages of Shrivenham and Watchfield provide local facilities and services and the Park is also served by a nearby Co-Operative and Cafe on site.

Accommodation

The accommodation offers the following areas measured on a net internal basis (NIA):-

Name	sq ft	sq m	Availability
Ground - 31 a	468	43.48	Available
Ground - 31 b	474	44.04	Available
Total	**942**	**87.52**	

Terms

The office is available to purchase as a whole or as individual units on a 999 year long leasehold basis, subject to an annual ground rent.

The quoting price is £175,000 plus VAT (if applicable).

The property is also available to let at a rent of £15,500 pa exclusive of business rates, service charge and VAT (if applicable).

EPC

An EPC has been commisioned.

Business Rates

Due to the size of the units 100% business rates relief may apply.

Further information is available from the agents.

Legal Costs

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

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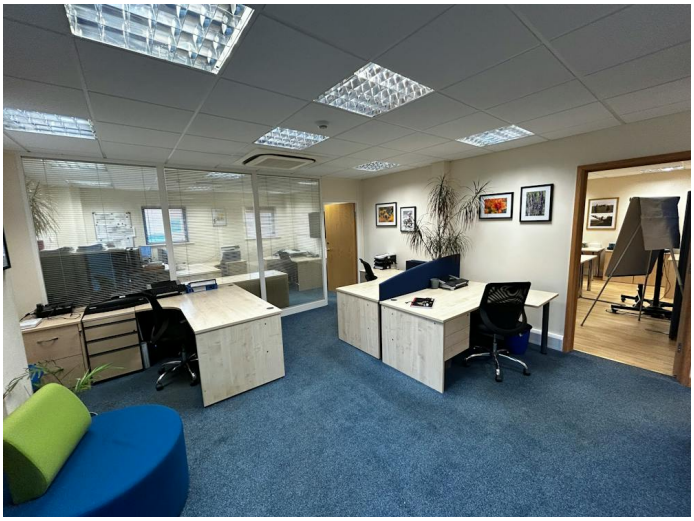

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