FOR SALE - OFFICE

Unit 72 Shrivenham 100

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

Key Highlights

- LED lighting
- Kitchenette facility
- Intruder and fire alarm
- Perimeter trunking
- Gas fired central heating via panel radiators
- 8 car parking spaces

Description

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

The property benefits from newly installed LED lighting, gas fired central heating, perimeter trunking, and a kitchenette on each floor. There are 8 car parking spaces available with the property (4 demised to the ground floor tenant).

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
Ground	1,004	93.27
1st	996	92.53
Total	**2,000**	**185.80**

Terms

The property is available to purchase at a reduced price of £299,000. We are informed that VAT is not applicable to the sale price.

The ground floor is currently let for a term of 5 years from 1st August 2025, with a tenant only break at 2.5 years at a rent of £14,050 per annum excusive.

The lease is excluded from the Act.

The 1st floor offices are currently vacant.

Further information is available from the agents.

EPC

Rating C - 69

Business Rates

The property is assessed as "Offices and Premises".

Separate occupation may render each floor capable of attracting 100% business rates relief.

Legal Costs

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

Viewings

Strictly by appointment with the sole agents Loveday, Ref Bradley Forbes, Tel: 01793 423344

Contact

Bradley Forbes

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