TO LET - OFFICE

Unit 2 Pine Court

Kembrey Park, Swindon, SN2 8AD

Key Highlights

- Good access to M4
- 3 car parking spaces
- On site creche, sandwich bar and hotel
- Close to Town Centre
- Landscaped business park

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Description

Pine Court comprises 14 modern two storey office buildings arranged in three terraces.

Unit 2 is a mid terrace unit. The ground and first floor both benefit from a mix of partitioned offices and open plan space with a kitchenette at ground floor. The property benefits from feature lighting throughout.

There are 3 allocated car parking spaces.

Location

Kembrey Park is home to large and small companies alike, including Thames Water, Connect Group and Nationwide as well as the Pure Offices business centre. The business park is situated approximately 1.5 miles to the north east of Swindon town centre, directly off the Great Western Way/Cirencester Way dual carriageway.

The A419 is less than 3 miles to the north and east providing access to Junction 15 to the south and Cirencester/Gloucester to the north. Swindon rail station provides regular services to London Paddington with a journey time of approximately 50 minutes.

On site facilities include a Premier Inn, Brewers Fayre pub, an on site sandwich shop and children's day nursery.

Accommodation

The accommodation comprises the following areas measured on a net internal area (NIA):

Name	sq ft	sq m
Building - Ground and 1st Floor	1,130	104.98
Total	**1,130**	**104.98**

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Lease
The premises are being offered by way of a new effective full repairing and insuring lease via service charge, for a term of years to be agreed.

Rent
The quoting rent is £18.50 psf per annum exclusive of business rates, service charge and VAT.

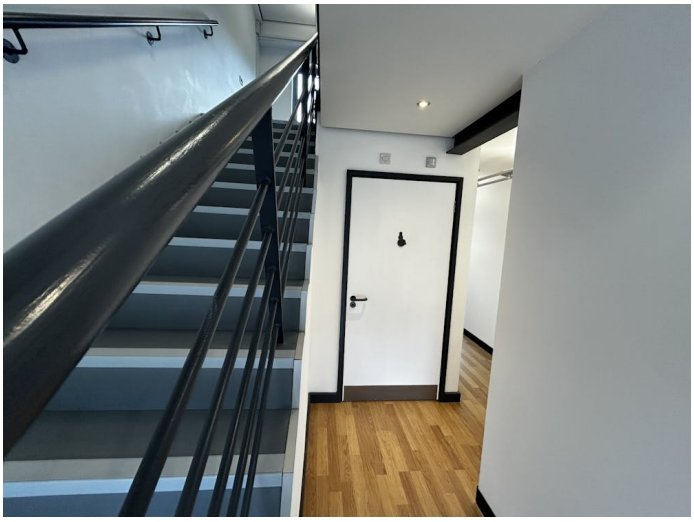
Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

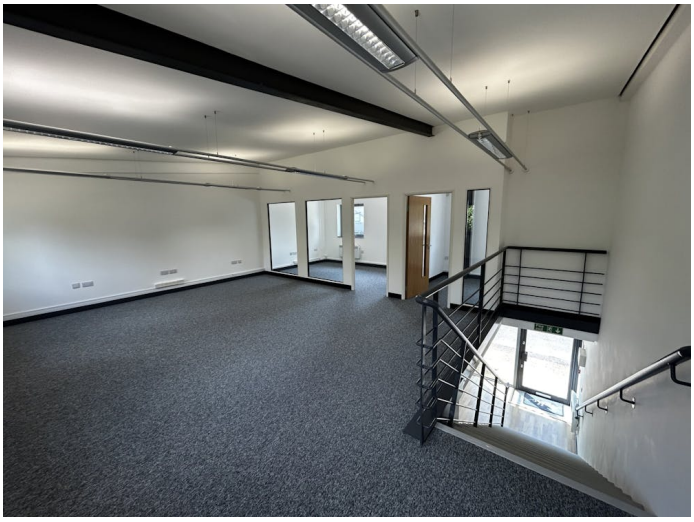
Business Rates
The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £16,250 from 1st April 2026. This is not the amount payable.

Further information is available from the agents.

Energy Performance Certificate
The energy performance certificate rating is D (96).

The full certificate and recommendations can be provided on request.





Contact

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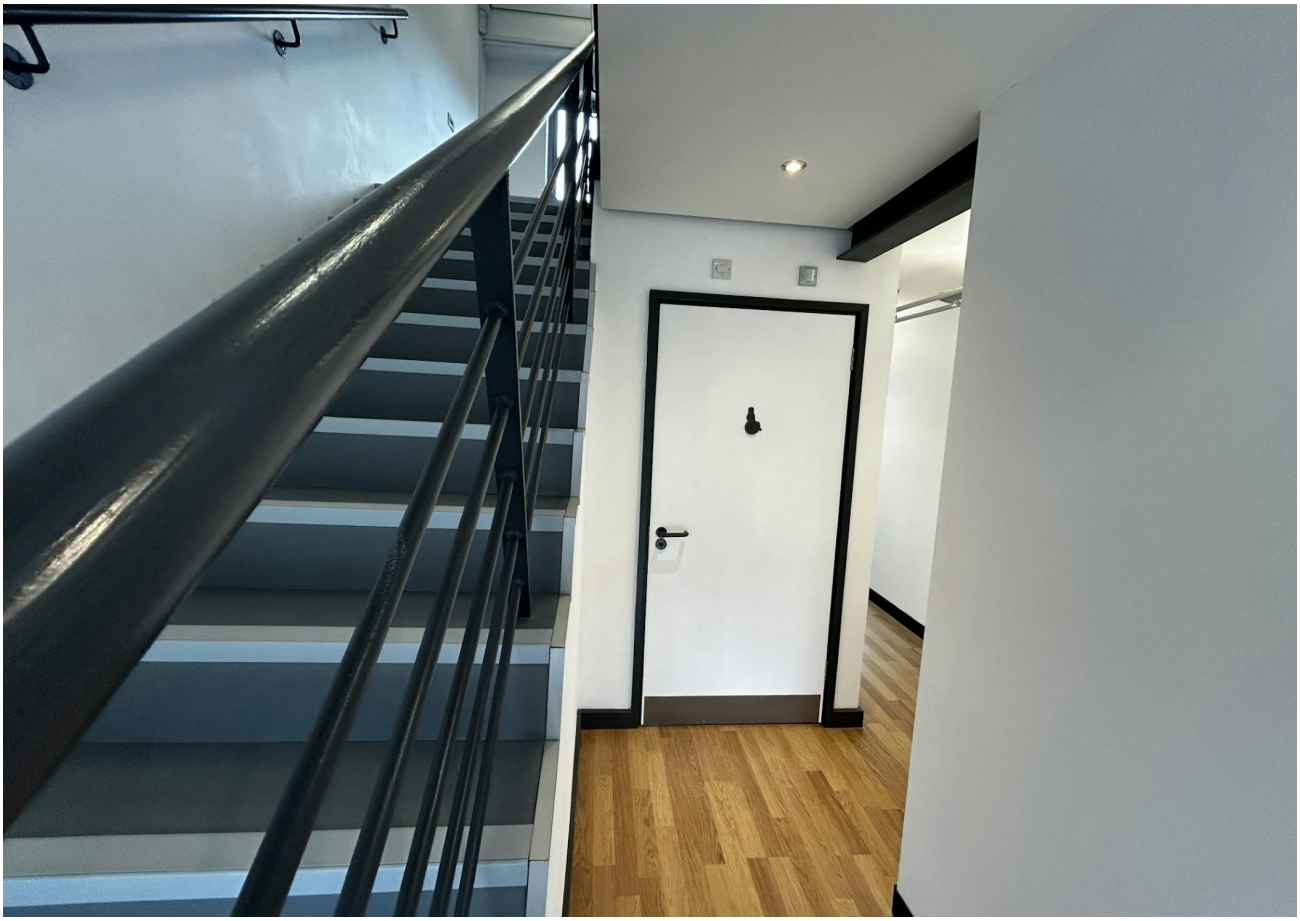
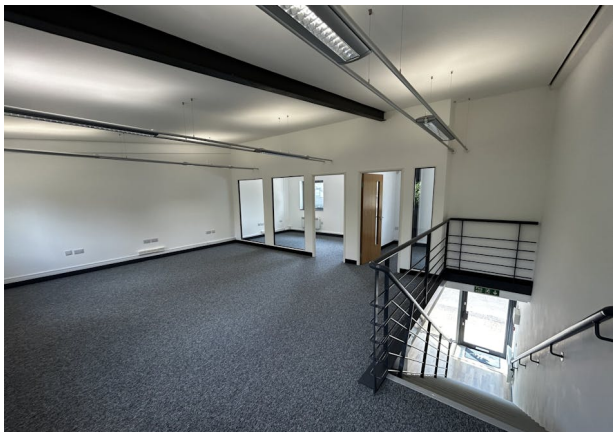
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