

# Chelworth Office Centre, Block D

Chelworth Industrial Estate, Cricklade, Nr Swindon, SN6 6HE



## Key Highlights

- 458 sq ft
- Ample parking
- Easy Access
- Shared kitchen and WC facilities
- Flexible terms
- Security patrols
- Actively managed estate

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## Description

The Chelworth Office Centre provides a range of flexible office suites within an actively managed environment offering ample car parking.

## Location

Chelworth Industrial Estate is situated approximately 2 miles west of Cricklade and is accessed from the B4553 and Chelworth Road. The Estate provides fast and easy access to the A419 dual carriageway which links with Swindon (8 miles) and the M4 (12 miles) to the south as well as Cirencester (7 miles) and the M5 to the north.

## Accommodation

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

Name	sq ft	sq m	Rent
Suite - D11	458	42.55	£450 /month
<b>Total</b>	<b>458</b>	<b>42.55</b>	

## Terms

The office is available by way of a standard licence agreement on an internal repairing basis for a minimum period of six months.

The quoting rent of £12 psf pa is exclusive of VAT, service charge (approx. £1 psf pa plus building insurance contribution) and business rates, where 100% relief may apply. Electricity is separately sub metered.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Business Rates

Further information is available from the agents but please note 100% rates relief may apply.

## EPC

Rating D - 98



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## Contact

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