

SMETHURST

TO LET

FIRST FLOOR, DELTA 608, DELTA OFFICE PARK,
WELTON ROAD, SWINDON SN5 7XF

1,260 sq ft (117 sq m)



- > Established Business Park location in West Swindon
- > Proximity to J16 M4 and Great Western Way
- > 5 Car parking spaces
- > Open plan offices

SITUATION

Delta Business Park is a modern, well-established office campus benefiting from an excellent car parking ratio. The park is located approximately 2 miles (3 km) north-east of Junction 16 of the M4 motorway and around 2 miles (3 km) west of Swindon town centre, providing excellent connectivity to both the motorway network and the town centre.

The business park is accessed directly from Great Western Way, the town's western ring road, providing excellent connectivity to the M4 motorway and the wider regional road network.

Developed by Taylor Woodrow during the 1990s, Delta Business Park is home to a number of prominent occupiers, including Renesas Electronics, Improve International and Audi. Nearby amenities include a 120-bed hotel, a children's nursery, KFC, a convenience store and the Delta Tennis Centre.

DESCRIPTION

Delta 608 is a modern office building arranged over three floors. The available accommodation comprises the entire first floor, offering well-presented open plan office space.

The specification includes suspended ceilings with recessed Category II lighting, perimeter trunking, carpeting throughout, and a tea point, providing functional and comfortable office accommodation suitable for a range of occupiers.

ACCOMODATION

We have been provided with the following area which we assume to have been measured on a Net Internal Basis.

Area	Sq ft	Sq m	Car parking
First Floor	1,260	117	5 spaces
Total	1,260	117	5 spaces

TERMS

The premises are available to lease for a term of years to be agreed by way of new full repairing and insuring lease(s) direct from the Landlord.

RENT

The suite is offered at £17,325 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The building benefits from an EPC rating of B (47) which is valid until April 2033.

SERVICES

We confirm we have not tested any installations, and any interested party must satisfy themselves independently as to the state and condition of such items.

BUSINESS RATES

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable. The floor may need to be reassessed as the current Rateable Value applies to both the First and Second Floor which is no longer the case.

ANTI-MONEY LAUNDERING REGULATIONS

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

LEGAL COSTS

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

VIEWING

For further information or to arrange an inspection, please contact the agents:

Smethurst Property Consultants

Daniel Smethurst

T 01793 847 470

M 07990 064 334

E daniel@smethprop.co.uk

Important Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.