

# For Sale or To Let

**UNIT 14 INTERFACE BUSINESS CENTRE,  
ROYAL WOOTTON BASSETT, SN4 8SY**

**5,453 ft<sup>2</sup> 504.89 m<sup>2</sup>**

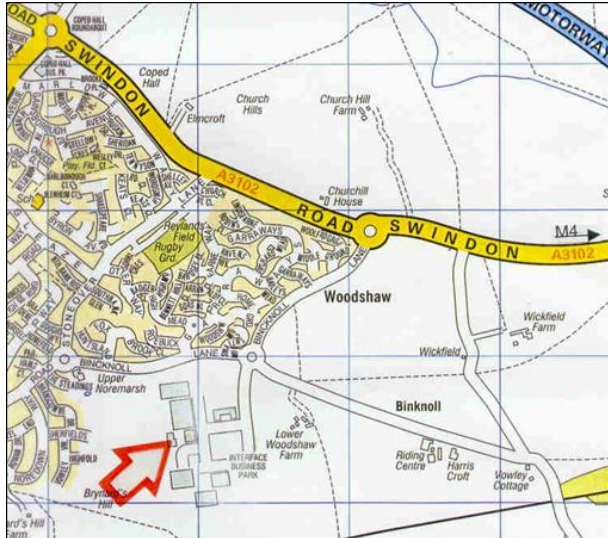


**Of interest to owner occupiers or tenants**

**High quality, self contained, two storey office property set in an attractive environment with 24 car parking spaces. Under 2 miles from Junction 16 of the M4.**

## Location

Interface Business Centre is located within 2 of Junction 16 of the M4 and 7 miles from Swindon town centre, on the edge of Royal Wootton Bassett. Swindon offers excellent motorway communications and fast train services to London and the west.



## Accommodation

All measurements are approximate and measured in accordance with the International Property Measurement Standard 3 – Offices.

Ground Floor	2,703 ft <sup>2</sup>	251.07 m <sup>2</sup>
First Floor	2,732 ft <sup>2</sup>	253.82 m <sup>2</sup>

**TOTAL NIA 5,435 ft<sup>2</sup> 504.89 m<sup>2</sup>**

## Lease Terms

The accommodation is also being offered on a new lease for a term to be agreed at a rent of £78,800 per annum exclusive. In addition to the rent the tenants are responsible for the Estate Service Charge and building insurance.

## To Purchase

Freehold of the building. Car parking spaces (which have exclusive use), the estate roads, pavements and landscaping will be vested in a Management Company with individual freeholders becoming a shareholder. The Management Company will administer the estate service charge.

Offers in excess of £800,000 exclusive.

## Business Rates

The tenant will be responsible for the rates payable. The property has a rateable value of £51,500.

## VAT

VAT is applicable to the rent or purchase price.

## Advice to Purchasers

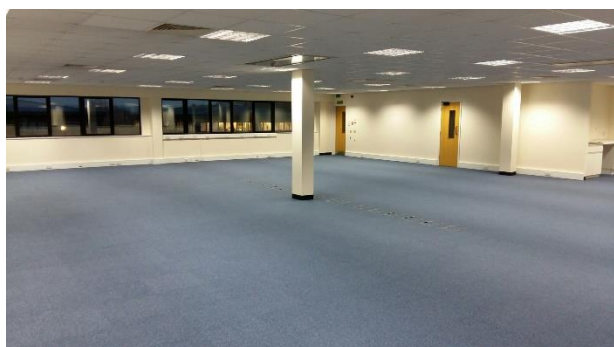
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Graham + Sibbald are required to undertake and complete customer due diligence on the purchaser as soon as heads of terms are agreed and prior to exchange.

## Interface Business Park

Interface Business Centre is one of Swindon's most accessible sites from the M4 and is home to a number of prestigious occupiers, including Dolby Laboratories, Imagine Cruising, Swindon Silicon Systems, Plantronics International, and EBV Elektronik. Nearby, the Woodshaw Centre provides a Tesco Metro and other local facilities in Royal Wootton Bassett High Street are within 5 minutes.

## Description

The unit comprises a two-storey brick clad building providing ground and first floor open plan office accommodation. Internally, the building is finished with carpeting, perimeter trunking, suspended ceilings, recessed lighting and comfort cooling/heating.





1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

### **Energy Performance Certificate**

Building 14 has an EPC rating of D82. A copy of the Energy Performance Certificate is available on request.

### **Legal Costs**

Each party is to be responsible for its own legal costs incurred in any transaction.

### **Viewing and Further Information**

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

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