



commercial property consultants

TO LET

**UNIT 14 SHRIVENHAM HUNDRED BUSINESS PARK,
MAJORS LANE, WATCHFIELD, OXON SN6 8TZ**



182 M² (1,961 FT²)

TWO STOREY BUSINESS UNIT
REFURBISHED TO A HIGH STANDARD
5 CAR PARKING SPACES

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



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, opticians and hair salon.

DESCRIPTION

Unit 14 is a mid-terrace two storey business unit offering recently refurbished office and storage production space.

ACCOMMODATION

All measurements are approximate and on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Ground	108.98 sq m	1,173 sq ft
1 st – Mezzanine	73.18 sq m	787.70 sq ft
TOTAL	182.16 sq m	1,960.70 sq ft

RENT

Quoting rent £20,250 per annum exclusive of business rates, service charge and VAT (if applicable).

TENURE

The premises are available by way of a new FRI lease for a term of years to be agreed.

EPC

The property has an energy performance rating of:C-69. A copy of the EPC is available upon request.

BUSINESS RATES

The property is yet to be separately assessed for rating purposes. 100% business rates relief may apply and further information is available via the agents.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

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11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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