

for sale or to let

UNIT 85 SHRIVENHAM HUNDRED BUSINESS PARK, NR. SWINDON, SN6 8TY

1,167 ft² - 2,334 ft² 108.41 m² – 216.82 m²

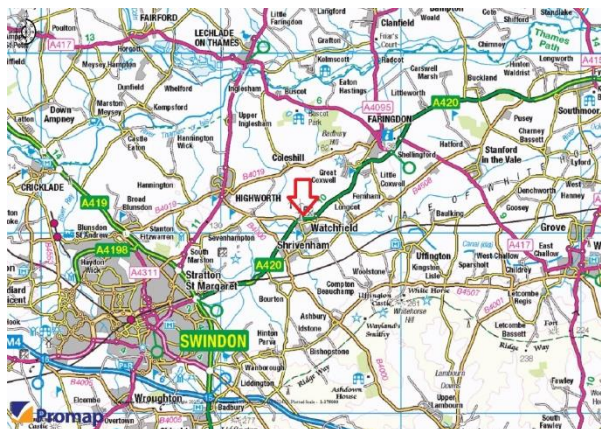


High quality, air conditioned, two storey office, located on established and landscaped business park.

Available on self-contained floor by floor basis.

Location

Shrivenham Hundred Business Park is located on 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 Motorway to the South and the M5 to the North.



Situation

The Park has developed over the last 30 years and is a quality out-of-town Business Park set in extensive and mature landscaping, attracting a varied range of occupiers. Park amenities include The Deli Café and a Conference Suite.

The common areas of the park are managed to maintain a clean and safe environment. The Estate services include landscape gardening, estate security with static and patrolled guarding, refuse disposal and recycling facilities, exterior maintenance and window cleaning.



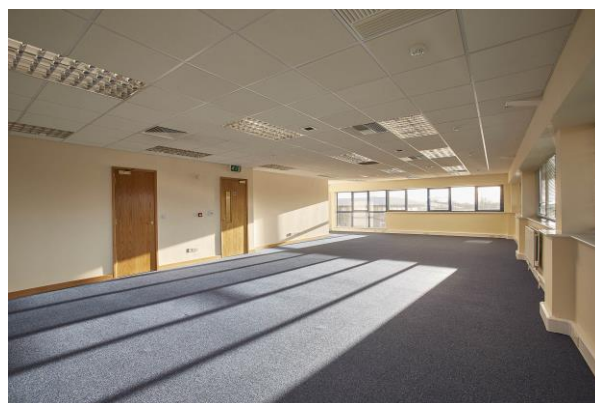
Description

Unit 85 is a two storey, end terrace unit of structural steel frame construction with brick and block elevation. Windows and door frames are coated aluminium with double glazed units.



The property is arranged over 2 floors and benefits from:

- Suspended Ceiling – incorporating fluorescent strip lighting
- Air conditioning/comfort cooling and central heating
- Ladies & gents WC on each floor plus ground floor disabled wc
- Kitchenette
- Small power distributed throughout
- Perimeter trunking
- Carpeting



Accommodation

The property provides a total of 2,333 sq.ft. measured on a gross internal basis, over ground and first floor.

Ground Floor	1,167 ft ²	108.41 m ²
First Floor	1,167 ft ²	108.41 m ²
TOTAL NIA	2,334 ft²	216.82 m²

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The accommodation is available either as a whole or on a floor by floor basis. The individual floors will be self-contained.

The adjoining unit 86/87 is also available and this provides a total Gross Internal Area of 4,701 sq.ft. Therefore Unit 85-87 in total provides 7,034 sq.ft.

Lease Terms

The property is being offered on a new occupational lease for a term to be agreed. The quoting rent is £28,000 per annum for the whole property, or £14,000 per annum per floor.

Purchase Price

The property is also available to purchase as a whole on a long leasehold basis with an asking price of £310,000.

Advice to Purchasers

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

Service Charge

The Estate Service Charge will be approximately £3,000 plus VAT per annum.

Business Rates

The tenant will be responsible for the rates payable.

The premises are currently assessed with the adjoining property and will need to be re-assessed once in separate occupation. As a guide the rateable value for the whole building is likely to be in the order of £17,500.



VAT

VAT is applicable to the rent or purchase price.

Legal Costs

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

Energy Performance Certificate

The property has an EPC rating of C61. A copy of the EPC is available on request.



Viewing and Further Information

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

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