

for sale or to let

**UNIT 10 INTERFACE BUSINESS PARK,
ROYAL WOOTTON BASSETT, SN4 8SY**

4,525 ft² 420.46 m²

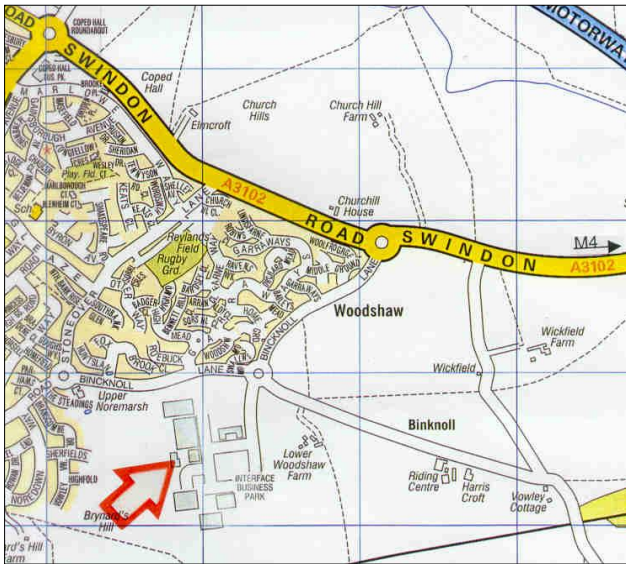
Of interest to Owner Occupiers and Tenants.
Comprehensive Refurbishment Completed



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

Location

Interface Business Centre is located within 2 miles 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.



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

Unit 10 is a semi detached two-storey brick clad building providing ground and first floor open plan office accommodation. Internally, the unit is finished with carpeting, perimeter trunking, suspended ceilings, recessed lighting and brand new comfort cooling/heating.

Accommodation

Unit 10

Ground Floor	2,249 ft ²	209.03 m ²
First Floor	2,276 ft ²	211.43 m ²
Total	4,525 ft²	420.46 m²

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

20 Allocated Car Parking Spaces

To Purchase

The 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.

The asking price is £635,000 plus VAT.

Lease Terms

The building is also being offered on a new effective full repairing and insuring lease for a term to be agreed. The quoting rent is £65,800 per annum exclusive. Consideration will be given to letting on a floor by floor basis.

VAT

VAT is applicable to the rent or purchase price.

Business Rates

The property is currently assessed as combined with Unit 11 at a rateable value of £122,000. The property is to be re-assessed for rating purposes.

Energy Performance Certificate

Building 10 has an EPC rating of C74

A copy of the Energy Performance Certificate is available on request.

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.

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:

Jeremy Sutton, Keningtons LLP

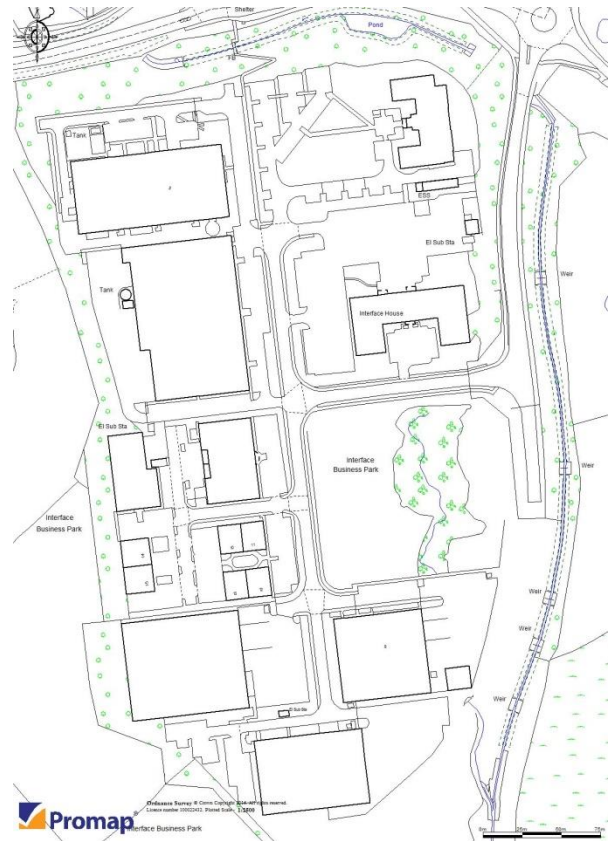
01793 423351 • jeremysutton@keningtons.com

Or joint agent

Bradley Forbes, Loveday

01793 423344 • Bradley@loveday.uk.com

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