



BAXTER PHILIPS
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TWO B1 UNITS TO LET (MAY SELL)

**UNITS 22 & 23 SHRIVENHAM
HUNDRED BUSINESS PARK
WATCHFIELD
SWINDON SN6 8TZ**

LOCATION:

Shrivenham Hundred Business Park is approximately 7 miles east of Swindon, close to Watchfield and Shrivenham, off the Shrivenham by-pass on the A420 Swindon to Oxford trunk road. Approximately 9 miles north-east of Junction 15 of the M40. Local shops and amenities can be found in nearby Watchfield and Shrivenham.

DESCRIPTION:

Available together or individually, the units are adjacent and occupy a mid-terrace position within a block of 6 similar units. The premises are mixed office/warehouse/light industrial workshops and benefit from double glazed windows, male and female WCs, suspended ceilings to part with fluorescent lighting and part air conditioned. Both units have general B1 use so could be adapted to full office use. Each unit benefits from 5 allocated car parking spaces together with loading area.

ACCOMMODATION:

The premises afford the following approximate floor areas:

Units 22

Ground Floor:	108.56 sq m (1,169 sq ft)
First Floor:	108.56 sq m (1,169 sq ft)
Total:	217.12 sq m (2,227 sq ft)

Units 23

Ground Floor:	108.56 sq m (1,169 sq ft)
First Floor:	108.56 sq m (1,169 sq ft)
Total:	217.12 sq m (2,227 sq ft)
Combined Area:	434.24 sq m (4,674 sq ft)

TERMS:

Flexible lease terms for a period to be agreed. Sale of long lease considered.

RENT/PRICE:

£15,500 pa exclusive, per unit. Incentives available subject to covenant. Long leasehold 999 years from 1987 – Price on request.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

RATES:

RV 2017 (Unit 22) £11,000

RV 2017 (Unit 23) £7,100

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC: Unit 22: E (107) & Unit 23: D (80)

V.A.T.:

The terms quoted exclude any V.A.T

VIEWING:

Strictly via joint sole agents:

Baxter Philips - Tel: 020 8313 9000

Kilpatrick & Co – Tel: 01793 643101

Subject to contract

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