

TO LET

Chapel House, Pagoda Park, Westmead, Swindon

Hartnell
TaylorCook



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LOCATION

Pagoda Park is prominently located off Mead Way on the west side of Swindon in an established office park location. The position offers good access to the M4 junction 16 and close proximity to local amenities.

DESCRIPTION

Chapel House is a modern two storey office building with brick and glazed elevations. The new owners intend to refurbish the building but the current specification included:

- Suspended ceilings with Category 2 lighting
- Raised floors
- Passenger lifts
- Male, female and disabled WCs

PARKING

The property benefits from 58 on site car parking spaces providing an excellent parking ratio of 1:220 sq ft.

ACCOMMODATION

Ground Floor (incl. Reception)	6,416 sq ft	596.04 sq m
First Floor	6,300 sq ft	585.17 sq m

Total	12,716 sq ft	1,181 sq m
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TENURE

Chapel House is available by way of a new full repairing and insuring lease for a term of years to be agreed either as a whole or on a floor by floor basis.

RENT

£16.00 per sq ft per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Available on application.

RATES

Rateable Value: £137,000

UBR: 50.4p

Rates Payable: £69,048

Please verify the actual rates payable with the local authority.

EPC

A copy of the energy performance certificate can be made available upon application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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Energy Performance Certificate
 Non-Domestic Building



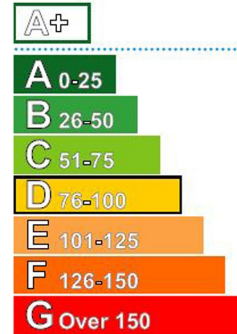
Chapel House
 Westmead Drive
 Westlea
 SWINDON
 SN5 7UN

Certificate Reference Number:
 0840-0235-5679-4192-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



79 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Air Conditioning
 Total useful floor area (m²): 1332
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 57.75
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
 24 If newly built
 69 If typical of the existing stock



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