# to let

# BUILDING 6, UNICORN BUSINESS CENTRE, THE RIDGEWAY, CHISELDON, SWINDON, SN4 0HT

Suite 1 - 822 ft<sup>2</sup> Suite 5 - 200 ft<sup>2</sup>



Office suites on inclusive terms, in a rural setting but just 1½ miles from Junction 15 of the M4 Motorway



#### Location

Unicorn Business Centre is located on The Ridgeway (off the A346 Swindon to Marlborough road) in Chiseldon and within 1 mile of Junction 15 of the M4 motorway.



All Technology © Copyright: Streetmap.co.uk/Streetmap EU Ltd 2008

This site includes mapping data licenced from Open Street Map, Ordnance Survey &

Bartholomew.

# **Description**

Unicorn Business Centre provides a mix of office, warehouse and industrial units in a rural setting with excellent access to the M4, Junction 15. Building 6 is a single storey office building which has been divided to provide individual office suites with communal access, Red Alert security, kitchen facilities and wc's. The suites have fluorescent strip lighting and are heated by a gas fired central heating system, and also have allocated car parking spaces.

#### **Accommodation**

The current availability is as follows:

Suite 1 822 ft<sup>2</sup> - 4 car parking spaces Suite 5 200 ft<sup>2</sup> - 1 car parking space

# **Lease Terms**

The suites are being offered on flexible short term lease agreements for a term to be agreed, with the minimum term being 6 months. The rent for the suites will be payable monthly and will be as follows:

Suite 1 £730 per month exclusive Suite 5 £220 per month exclusive

The rent includes heating, lighting, cleaning of common parts, and building insurance.

The tenants are responsible for their own telecom and IT costs.

VAT is applicable.

#### **Business Rates**

The tenant will be responsible for the rates payable, if demanded.

#### **VAT**

VAT is applicable to the rent.

### **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 C69.

# **Viewing and Further Information**

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

Jeremy Sutton, Keningtons LLP 01793 423351 • jeremysutton@keningtons.com

July 2016

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

<sup>1.</sup> The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

<sup>2.</sup> All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.

<sup>3.</sup> Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this proper

<sup>4.</sup> VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice

<sup>5.</sup> Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company