

to let

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

Suite 1 - 822 ft² Suite 5 - 200 ft²



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.



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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 ² - 4 car parking spaces
Suite 5	200 ft ² - 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:

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