



Units 54 & 55, Shrivenham 100 Business Park,

Units 54 & 55, Shrivenham 100 Business Park

TO LET £26,750 p.a.x.

LOCATION

Located on the border of Wiltshire and Oxfordshire Shrivenham Hundred Business Park is prominently situated adjacent to the A420 Swindon to Oxford road. It is a vibrant business estate and conveniently located on the northern edge of Watchfield approximately 1 mile north of Shrivenham and 5 miles north-east of Swindon.

The Business Park benefits from excellent access links to the A419 and M4/M5 motorways via the A420, with both Swindon and Oxford within easy commuting distance. There are good rail links from Swindon Station with London approximately one hour away and fast access to Heathrow and Birmingham.

Shrivenham Hundred Business Park offers an on-site café, Conference Centre and an Estate Office. Estate security is maintained by an independent security company with static



and patrolling guards who monitor all units overnight and at weekends. Security gates on all entrances control traffic in and out of the estate outside of normal working hours whilst enabling tenants and genuine visitors access at all times.

UNITS 54 & 55
SHRIVENHAM HUNDRED BUSINESS PARK
MAJORS ROAD
WATCHFIELD
SWINDON
SN6 8TY

DESCRIPTION

Mid-terraced and constructed from a steel portal frame with red brick elevations under a pitched insulated plasticised corrugated sheet roof the units are prominently located in the heart of the Business Park, and will be found in the 2nd terrace on your righthand side as you enter the estate from Majors Road.

To the front of the building the premises offer good quality modern office accommodation across a ground and first floor, with high-span workshop / warehouse to the rear. Access to the building is provided via 3 separate pedestrian entrances at the front of the building with a manually operated roller shutter door providing vehicular / goods access to the rear. The offices benefit from

Cat2 lighting, superfast Broadband, carpets, gas fired central heating, independent fitted kitchen and good natural light throughout.

The rear workshop / warehouse enjoys a floor to roof height span throughout with Ladies & Gents / Disabled toilets situated off. A server room and further kitchenette are located in this area which is heated via a gas fired space heater. The units also benefit from 3 phase electrics, fire and intruder alarm. To the front of the building is dedicated parking for 7 cars with a further 5 spaces at the rear.

ACCOMMODATION

Ground Floor

Entrance Foyer: 14'6" x 9'max

Office 1: 37'av x 21'9"

Kitchen: 11'1" x 7'7"

Workshop: 54' x 21'7" (inc WC's & server)

First Floor

Office 3: 21'7" x 12'5" average

Office 4: 11'4" x 10'

Office 5/ Meeting Room: 10'4" x 10'

Offices Total N.I.F.A. approx. 1,452 sq.ft.

Workshop G.I.F.A. approx. 1,172 sq.ft.

LEASE TERMS

A new internal repairing lease is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954. A 3 month deposit will be required.

Utilities: Tenant responsible for 90% of all utilities to the units as a whole.

VAT is payable.



INSURANCE

Landlord insures the building, the Tenant reimburses the cost approx. £740 p/a.

SERVICE CHARGE

A service charge of approximately £5047.00 per annum will be payable to the Landlord, this being the Tenant's contribution of 90% of the total service charge cost for the property. This covers the cost of grass cutting, gardening, general maintenance and lighting of the external areas of the Business Centre and also includes business waste collection.

BUSINESS RATES

The Tenant will be responsible for the business rates. Please contact Local Authority for further information on the Rateable Value.

LOCAL AUTHORITY

Vale of White Horse District Council, Milton. Tel: 01235 422422

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.
A copy of the report is available on request.

