



Unit 2, Barton Court, Highworth, Wilts, SN6 7AG  
TO LET £4,600 p.a.x.

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# Unit 2, Barton Court

## Highworth, Wiltshire, SN6 7AG

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TO LET £4,600 p.a.x.

### LOCATION

Lying to the rear of 11 and 12 High Street, Highworth, and set back in an attractive courtyard setting Unit 2 offers flexible office space across a ground floor.

### DESCRIPTION

Comprising 2 offices with an independent entrance the premises are situated across the ground floor of a handsome period building. Each room benefits from wooden laminate flooring, LED / spot lighting and wall mounted electric heating.

The offices also benefit from an independent kitchen and toilet facility.

### TENURE

A new Business Lease is available under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month deposit is required.

### ACCOMMODATION

The following measurements are approximate.

Office 1: 16'8" x 12'2"

Office 2: 12'3" x 12'1"

Kitchen: 6'9" x 4'8"

WC:

Total N.I.F.A. approx. 387 sq.ft. (35.9 sq.m.)

VAT

VAT is payable.

### SERVICE CHARGE

A service charge totalling 6% of the whole building is payable quarterly in advance to cover the cost of lighting to communal areas, buildings insurance and maintenance of communal areas and external maintenance to the building.

### BUSINESS RATES

Rateable Value £2,250.00

Note: Small Business Rates exemption / relief may be available.

### LOCAL AUTHORITY

Swindon Borough Council

[www.swindon.gov.uk](http://www.swindon.gov.uk)

### ENERGY PERFORMANCE CERTIFICATE

The premises have a D rating.

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