

SMETHURST

TO LET

UNIT 6A CALLOW PARK (GROUND FLOOR LEFT),
CALLOW HILL, BRINKWORTH, SN15 5FD
1,000 - 2,560 Sq ft (92.9 - 237.82 Sq m)



- > Modern open plan office accommodation
- > Attractive rural setting with far reaching views
- > Generous Car Parking and on-site EV Charging
- > Network cabling
- > Excellent natural light
- > Air conditioning
- > Shower and WC facilities

LOCATION

Callow Park is set off the B4042 close to the Callow Hill crossroads on Wood Lane. Junction 16 of the M4 is within 5 miles and Swindon town center within 8 miles. The towns of Malmesbury and Royal Wootton Bassett provide excellent local amenities and are approximately 15 minutes away by car.

DESCRIPTION

Callow Park is a high-quality office development that benefits from attractive views of rural Wiltshire.

Unit 6A has been constructed to a very high specification and benefits from excellent natural light. Unit 6A is arranged over the ground floor (left) and benefits from:

- EPC Rating B
- Intruder alarm
- LED lighting
- Excellent natural light
- Integral kitchen
- Air conditioning
- Generous parking
- WC and Shower facilities

ACCOMODATION

We have been provided with the following floor area:

Total Area	2,560 Sq ft	237.82 Sq m
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Consideration will be given to splitting the office suite.

TENURE

The offices are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Please contact the agents for further information.

BUSINESS RATES

We advise that interested parties make their own inquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

EPC B (50).

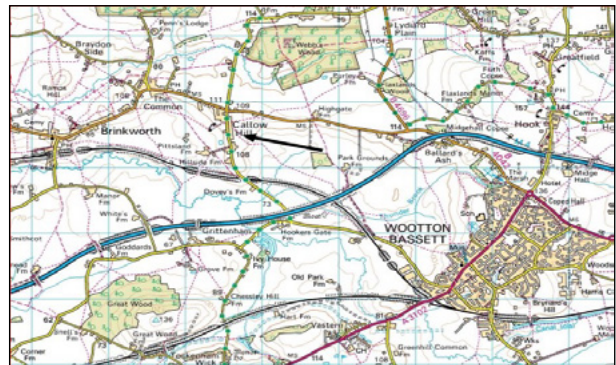
VAT

All figures quoted in these details are exclusive of VAT and all other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

LOCATION PLAN



VIEWING

Viewing and further information is strictly by prior appointment through the agent;

Smethurst Property Consultants

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