



# SMETHURST

## TO LET

FIRST FLOOR APPLE 2, KEMBREY PARK, SWINDON SN2 8BL  
**3,195 Sq ft (296.82 Sq m)**



- › Due for refurbishment
- › Easy access to the M4 (J15 & J16)
- › Allocated parking
- › On site management team
- › Coffee Shop

## LOCATION

Kembrey Park is home to large and small companies alike including Thames Water, Smiths News, Nationwide and Close Brothers as well as the Pure Offices business centre and smaller occupiers at Pine Court.

Situated approximately 1.5 miles to the north east of Swindon town centre, directly off the Great Western Way/Cirencester Way dual carriageway.

The A419 is less than 3 miles to the north and east providing easy access to Junction 15 of the M4 motorway to the south and Cirencester/Gloucester to the north. Swindon railway station provides regular access to London Paddington in under 50 minutes and along with the town centre is less than 2 miles away.

## DESCRIPTION

Apple Walk is a development of four fully glazed two storey office buildings, set in an extensively landscaped business park.

The first floor of Apple 2 is set for a complete transformation, featuring new suspended ceilings, LED lighting, Air Conditioning, raised access floors and dedicated WC facilities.

## ACCOMMODATION

We have been provided with the following floor area:

First Floor Area	3,195 Sq ft	296.82 Sq m
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## PLANNING

The Valuation Office Agency website describes the property as "Offices and Premises" and should therefore fall under Use Class E but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or [www.swindon.gov.uk](http://www.swindon.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is B (44) and the full certificate can be provided on request.

## BUSINESS RATES

The Valuation Office Agency website describes the property as "Offices and Premises".

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## LEGAL FEES

Each party is to be responsible for their own legal costs.

## TERMS

The office is available on a new FRI lease via service charge for a term of years to be agreed at the quoting rent of £16.75 per sq ft per annum, exclusive of business rates service charge and VAT (if applicable).

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## ANTI MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWING

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

### Smethurst Property Consultants

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Indicative photographs

