

TO LET

Hanger C2, Wroughton Airfield, Orbital Road, Wroughton, Swindon, SN4 0QZ



9.2m Minimum Eaves Height
Access to J15 just 5.1 miles away
High level sodium lighting
Attractive rental terms
Secure site
Flexible lease terms

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Description

The premises comprise a self-contained Hangar. The hangar is free of any central columns and benefits from sliding doors at either end (23.9m wide) and an internal minimum eaves height of 9.2m. The hangar benefits from high level sodium lighting.

Situation

Hangar C2 is situated approximately 4 miles south of Swindon and can be accessed via the B4005 and Comet Way. Junction 15 of the M4 is just 5.1 miles away.

Accommodation

Area	Sq Ft	Sq M
Main Building	46,755	4,343
Offices	2,274.33	211.29
Total	49,029	384.65

Rent

The property is available at a rent of **£195,000** per annum exclusive of VAT, business rates and estate service charge.

Rateable Value

The rateable value is £101,000 as of April 2023. 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

Energy Performance Certificate (EPC)

An EPC will be provided upon request.

Legal Costs

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

Viewing

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

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North Elevation



East Elevation

