

SMETHURST

TO LET

GEMINI HOUSE, HARGREAVES ROAD,
GROUNDWELL, SWINDON SN25 5AZ
Individual Suites from 200 Sq ft



- > Excellent on site car parking provision
- > Flexible lease terms
- > On site Building Manager
- > Refurbished communal break out area
- > Courtyard area
- > Excellent access to the A419

LOCATION

Gemini House is located on Groundwell in Swindon, a prominent business destination. Occupants of the estate include Howard Tenens, Europcar, Scotts, BD Automotive, Shaker Kitchens, and Hacklings Transport. The multi-occupied offices are just a short walk from a Co-op local supermarket and the building is opposite the estate café.

Further retail and leisure facilities are close by with Aldi, two pubs and a David Lloyd Healthclub at Gateway North, as well as the Orbital Shopping Centre on Thamesdown Drive approximately 5 minutes away.

Gemini House is only a short distance from the A419, offering quick access to the M4 and Cirencester. Swindon town centre is around 3 miles south of Gemini House, with Swindon train station offering regular high-speed train services to London and Bristol.

DESCRIPTION

Gemini House offers a collection of well presented office suites of various sizes available individually or by combination. The building benefits from an excellent car parking provision and a communal break out area for the use of tenants in the building.

Gemini House offers secure 24 hour access and security, including CCTV surveillance. The site is serviced by a manned reception and provides occupiers with a meeting room to hire on an hourly basis.

There is also a quiet and relaxing central courtyard for tenants to enjoy.

ACCOMODATION

Please refer to the Agents schedule of availability for further information.

TENURE

The suites are available by way of new leases for a minimum term of 12 months at rents of £16.00 per sq ft plus building service charge and utilities.

PLANNING

The suites have Class E planning consent allowing occupiers to use the premises for offices and a variety of other uses.

An occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 or www.swindon.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating is D(78) and the full certificate can be provided on request.

BUSINESS RATES

The Valuation Office Agency describes the premises as "Offices." each area is separately assessed meaning many occupiers will qualify for Small Business Relief so no Business Rates will be payable.

Further details are available for the Letting Agents .

The occupiers may qualify for small business relief thus reducing their rates payable and interested parties should make their own enquiries to Swindon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

LEGAL FEES

Each party is to be responsible for their own legal fees

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references will be sought from any prospective tenant prior to agreement.

Prospective tenants may be required to provide a Rental Deposit subject to the landlord's discretion.

VAT

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

VIEWING

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

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