

TO LET



Ground Floor, Unit 12 Pine Court, Kembrey Park, Swindon, SN2 8AD



767 sq ft (71.26 sq m)

Ground Floor

Furnished office premises

On site car parking

Landscaped business park

Good access to the A419

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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.

Situated approximately 1.5 miles to the northeast of Swindon town centre, the Park is directly off the Great Western Way/Cirencester Way dual carriageway. The A419 is less than 3 miles to the north and east providing access to junction 15 to the south and Cirencester/Gloucester to the north. Swindon railway station providing regular access to London Paddington in under 50 minutes is less than 2 miles away.

On site facilities include a Premier Inn hotel, Brewers Fayre pub, an on-site sandwich shop, creche and an and a gym. Numerous retail & leisure offers are nearby

Description

Pine Court is part of Kembrey Park, one of Swindon's most established business parks, which provides a range of high-quality office, warehouse & light industrial accommodation with two access points.

Unit 12 comprises a mid-terraced unit with double glazing to the front and rear elevations. The accommodation is located entirely at Ground Floor and boasts and excellent office fit out.

Unit 12 benefits from 3 car parking spaces.

Accommodation

The accommodation comprises the following areas measured on a net internal area (NIA):

Unit Number	Sq Ft	Sq M	EPC	Car Parking
Unit 12 (GF)	767	71.26	D	3

Lease

The premises are being offered by way of a new effective full repairing and insuring lease via service charge, for a term of years to be agreed

Rent

The quoting rent is £16.50 psf per annum exclusive of business rates, service charge and VAT.

Legal Costs

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

Energy Performance Certificate

The EPC rating is D - 86. The full certificate and recommendations can be provided on request.

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £11,250 from 1st 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

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.

AML

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

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Viewing

For further information or to arrange an inspection, please contact the agents

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