

SMETHURST

TO LET

UNIT 15, PINE COURT, KEMBREY PARK,
SWINDON SN2 8AD

1,001 - 2,019 Sq ft (92.9 - 187.5 Sq m)



- > Modern end-of-terrace office building
- > Available as a whole or on a floor-by-floor basis
- > 6 on site car parking spaces in total
- > High quality fit out in place
- > Excellent access to the A419

LOCATION

Kembrey Park accommodates a mix of large and small occupiers, including Smiths News, Close Brothers and the Pure Offices business centre.

The Park is located approximately 1.5 miles northeast of Swindon town centre, just off the Great Western Way/ Cirencester Way dual carriageway. The A419 lies 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, with regular services to London Paddington in under 50 minutes, is within 2 miles.

On-site amenities include a Premier Inn, Brewers Fayre pub, sandwich shop, crèche and gym, with a wide range of retail and leisure facilities nearby.

DESCRIPTION

Unit 15 Pine Court is a modern two-storey end-terrace office located within Kembrey Park, one of Swindon's most established business parks.

Key Features:

- High-quality fitted office accommodation
- Boardroom and breakout space
- Open-plan layout finished to a high standard
- 6 allocated parking spaces in total
- Steel portal frame construction with profiled cladding and mono-pitched roof
- WC facilities on both floors and ground-floor kitchenette.

ACCOMODATION

The following floor areas have been provided on a Net Internal Area (NIA) basis and are approximate. The accommodation is available as a whole or on a floor-by-floor basis:

Building	Sq ft	Sq m
Unit 15 (GF)	1,001	92.9
Unit 15 (FF)	1,018	94.57
Total	2,019	187.47

LEASE

The premises are being offered by way of a sublease of the existing lease agreement which runs until 7th July 2033 with a Rent Review in July 2028. A new lease maybe available direct with the Landlord.

RENT

The passing rent is £33,174 per annum exclusive of business rates, service charge and VAT.

There is also an Estate Charge payable of £2,444 per annum plus VAT payable on a quarterly basis.

BUSINESS RATES

The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £28,250 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is D - 86.

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 REGULATIONS

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

LEGAL COSTS

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

VIEWING

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

Smethurst Property Consultants

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