

# SMETHURST

## INVESTMENT FOR SALE

UNITS 9 AND 10 SHRIVENHAM HUNDRED  
BUSINESS PARK, WATCHFIELD SN6 8TZ

**4,647 sq ft (431.8 sq m)**



- > Prime Business Park location with excellent access to the A420
- > Let in its entirety to Siramico Fulfilment Limited
- > Strong reversionary rental profile
- > 32% uplift in rent over the term of the lease
- > 10 dedicated car parking spaces on site

## LOCATION

Shrivenham Hundred Business Park is a prime commercial hub just off the A420 near Shrivenham, offering excellent connectivity between Swindon and Oxford. The A420 links directly to the A419, M4 (Junction 15), Cirencester, the M5, and eastwards to Oxford and the M40, making it a highly strategic location for regional and national businesses.

The nearby villages of Shrivenham and Watchfield provide a wide range of local amenities including shops, pubs, restaurants, and essential services, while the park itself benefits from an on-site Co-operative supermarket and café, ensuring convenience for both staff and visitors.

## DESCRIPTION

Shrivenham Hundred Business Park is a thriving commercial hub with around 90 units attracting a diverse mix of businesses.

Units 9 & 10 are high-quality, two-storey mid-terrace business premises featuring:

- Brick elevations and powder-coated aluminium framed windows/doors beneath a pitched metal-clad roof
- Suspended ceilings with LED lighting
- Semi-glazed partitioned offices and data trunking
- Male & female WC facilities and a kitchenette
- 10 dedicated car parking spaces

## ACCOMODATION

We have been provided with the following area which we believe to have been measured in accordance with IPMS 3 – Offices.

Building	Description	Sq ft	Sq m	Parking
9	Ground Floor	1,154	107.2	
9	First Floor	1,184	109.9	
10	Ground Floor	1,153	107.1	
10	First Floor	1,154	107.2	
<b>Total</b>		<b>4,645</b>	<b>428.7</b>	<b>10</b>

## ESTATE SERVICE CHARGE

There is a Quarterly Service Charge of £2113.68 plus VAT which is payable by the tenant.

## ENERGY PERFORMANCE CERTIFICATE

Both buildings benefit from an EPC rating of C (56).

## PROPOSAL

The property is being sold as an investment, subject to the benefit of the lease in place to Siramico Fulfilment Ltd, who we understand already occupied Units 1,2,3 and 4 on the estate.

The tenant has entered into a new 5-year lease from 5th February 2026 until 2nd February 2031, with a tenant-only break option on 2nd August 2028. The tenant has provided a rental deposit equivalent to three months' rent.

The lease provides for the following stepped rents, offering a strong reversionary profile and approximately a 32% rental uplift over the term:

Years 1 & 2:	£24,600 per annum exclusive of VAT
Year 3:	£28,800 per annum exclusive of VAT
Years 4 & 5:	£32,400 per annum exclusive of VAT

The property is held on a Long Lease of 999 years (subject to a ground rent of £240 p.a) from 1988 therefore approximately 862 years remaining.

Offers in excess of £350,000 (Three Hundred and Fifty Thousand Pounds) are sought for the long leasehold interest.

The property has been opted to tax for VAT, but we expect the sale to qualify as a transfer of a going concern (TOGC), meaning no VAT should be payable. However, the purchaser should satisfy themselves that all the conditions for TOGC treatment are met.

## ANTI-MONEY LAUNDERING REGULATIONS

A successful purchaser 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 agent:

### Smethurst Property Consultants

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## UNITS 9 & 10

