SMETHURST

TO LET

UNIT 10, PINE COURT, KEMBREY PARK,
SWINDON SN2 8AD
2,013 Sq ft (187 Sq m)

- Modern end-of-terrace office building
- 6 on site car parking spaces
- High quality fit out in place
- Good access to the A419 / M4
- Onsite crèche, sandwich bar and hotel

smethurstpropertyconsultants.co.uk **01793 847 470**

LOCATION

Kembrey Park accommodates a mix of large and small occupiers, including Smiths News, 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, with a wide range of retail and leisure facilities nearby.

DESCRIPTION

Unit 10 Pine Court is a modern two-storey end-terrace office located within Kembrey Park.

Key Features:

- High-quality fitted office accommodation
- Boardroom and breakout space
- Open-plan layout finished to a high standard
- 6 allocated parking spaces
- WC facilities on both floors and first-floor kitchenette.

ACCOMODATION

The following floor areas have been provided on a Net Internal Area (NIA) basis and are approximate.

Building	Sq ft	Sq m
Ground & First Floors	2,013	187
Total	**2,013**	**187**

LEASE

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

RENT

The quoting rent is £18.50 per ft^2 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 £29,700 from 1st April 2026. This is not the amount payable

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable.

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.

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;

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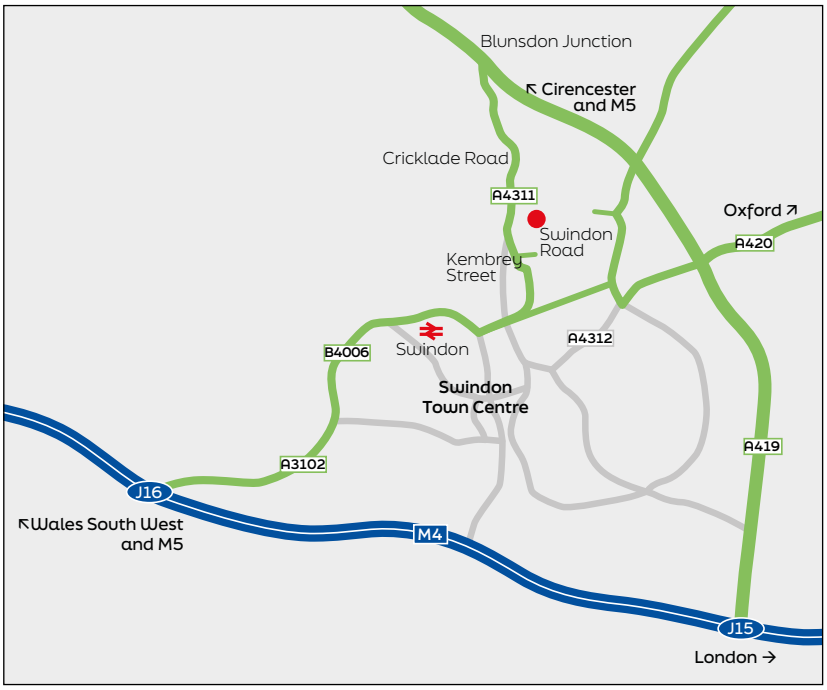
SMETHURST


Blunsdon Junction
↖ Cirencester and M5
Cricklade Road
A4311
Swindon Road
Oxford ↗
A420
Kembrey Street
B4006
Swindon
A4312
Swindon Town Centre
A419
A3102
J16
↖Wales South West and M5
M4
J15
London →