

First Floor, Unit 6 Coped Hall Business Park

Royal Wootton Bassett, Swindon, SN4 8DP



Key Highlights

- 1,622 sq ft
- Comfort cooling and central heating
- Male/female/accessible WC's and kitchen
- LED lighting
- Full height glazed partitioning
- Ample parking

01793 423344
loveday.uk.com

Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Description

The property comprises a modern and fully refurbished air conditioned first floor office suite, benefitting from LED lighting and full height glazed partitioning creating a number of offices / meeting rooms.

Location

Coped Hall is a popular Business Park and is situated in a well located and prominent position on the A3102 leading to Royal Wootton Bassett High Street. It is within 2 miles of Junction 16 of the M4 and therefore offers easy access to the motorway.

Accommodation

The accommodation comprises of the following areas measured on a net internal basis:-

Name	sq ft	sq m
1st	1,622	150.69
Total	1,622	150.69

Terms

The first floor is available to let on a new FRI lease via service charge for a term to be agreed at the quoting rent of £15.00 per sq ft per annum exclusive of business rates, service charge, building insurance and VAT.

Legal Costs

Each party is to bear their own legal costs incurred during the transaction.

Business Rates

Further information is available from the agents.

EPC

Rating B - 35

Viewings

Strictly by appointment with the sole agent, Loveday, Ref. Bradley Forbes, 01793 423344.



Contact

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