

# Unit 1, County Park

Shrivenham Road, Swindon, SN1 2NR



## Key Highlights

- 2,902 sq ft
- Ground floor storage/workshop accommodation
- Three phase power supply
- Kitchenette
- Loading Door
- First floor offices with suspended ceiling and recessed lighting
- Double glazing
- WC's including disabled

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Description

Unit 1, County Park is an end terrace business unit of steel frame construction under an insulated profile metal sheet roof. The ground floor provides flexible workshop / storage accommodation with access via a loading door approximately 3m wide by 2m high. There is also separate personnel access into a dedicated entrance lobby. At first floor level, the unit provides open plan office space with excellent natural light.

Location

County Park is approximately one mile east of Swindon Town Centre and is easily accessible by both car and public transport. The A419 and the A420 are approximately 1 mile distant via the Whitehart Roundabout whilst Junction 15 of the M4 motorway is approximately 4 miles distant.

County Park is a vibrant business community with a broad range of businesses based on the estate including showroom, office and light industrial occupiers.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	1,451	134.80
1st	1,451	134.80
Total	2,902	269.60

Terms

The property is available by way of a new full repairing and insuring lease direct from the landlord. The quoting rent is £26,000 per annum exclusive of VAT, insurance and service charge.

Business Rates

The tenant will be responsible for the payment of business rates. The property is currently assessed as “Business Unit and Premises” and has a rateable value of £18,500.

EPC

The property has an EPC rating of D (78).



Contact

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