

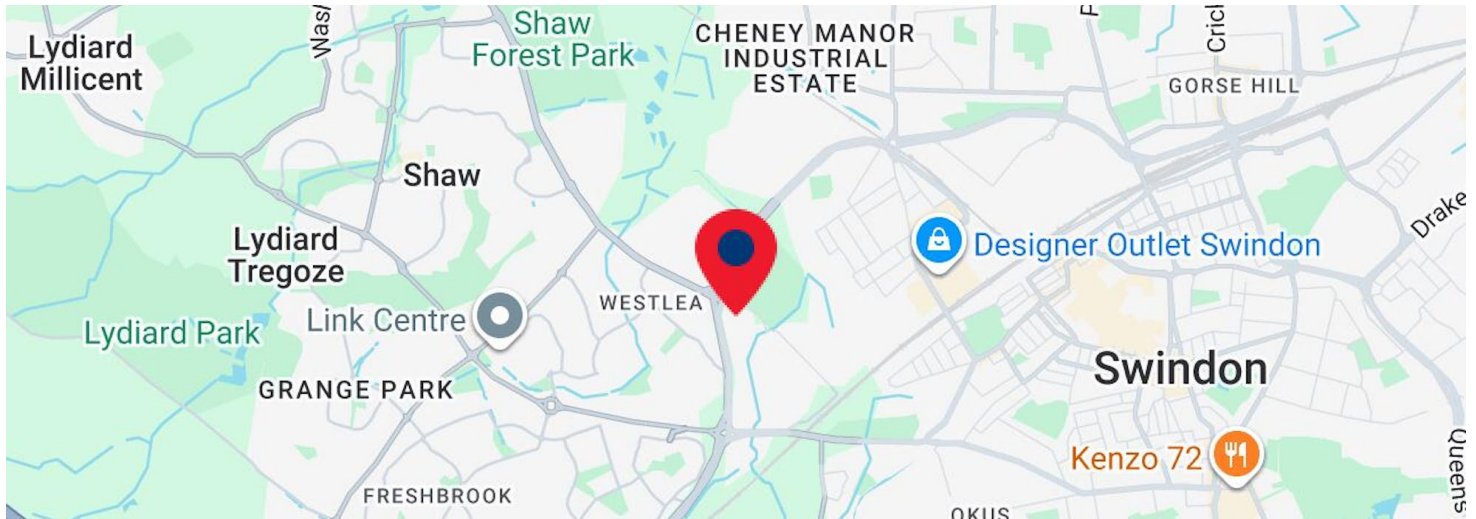


**3 & 4 The Meads Business Centre, Ashworth Road,
Swindon, SN5 7YJ**

**ADJOINING/INTERLINKED
BUSINESS UNITS**

1,638 to 3,397 sq ft
(152.18 to 315.59 sq m)

- REFURBISHMENT OPPORTUNITY
- LED LIGHTING
- WELL LOCATED BUSINESS ENVIRONMENT
- 12 ON SITE ALLOCATED CAR PARKING SPACES



Summary

Available Size	1,638 to 3,397 sq ft / 152.18 to 315.59 sq m
Price	plus VAT per unit
Rateable Value	£36,750
Rates Payable	£15,876 per annum
Rates Comment	For combined units
EPC	E (125)

Location

Swindon is a major commercial centre, situated on the M4 motorway midway between junctions 15 and 16. It is home to many national and international companies including Nationwide, Apple, Zurich and WH Smith.

The Meads Business Centre is situated approximately 2 miles from Junction 16 of the M4 Motorway and is a popular business location. Good local amenities are available which include Sainsburys, M&S Food, Costa Coffee, McDonalds and KFC.

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<https://what3words.com/tune.fees.motel>

Description

3 & 4 The Meads comprise adjoining and interlinked mid-terraced properties with brick and clad elevations, incorporating natural light through windows at ground and first floor.

The accommodation is arranged over two floors and benefits from suspended ceilings with recessed LED lighting, central heating, kitchenette and male and female WCs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price
Unit - 3	1,759	163.42	£150,000plus VAT
Unit - 4	1,638	152.18	£150,000plus VAT
Total	3,397	315.60	

Terms

The properties are available for sale on a long leasehold basis and are held on long leases dated 4th November 1987 for 125 years less 3 days from 21st October 1985, subject to payment of ground rent.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

Viewings are strictly by prior appointment through the sole agent.



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