

FOR SALE - OFFICE

Unit 6 Coped Hall Business Park

Royal Wootton Bassett, Swindon, SN4 8DP



Key Highlights

- 3,174 sq ft
 - Comfort cooling and central heating
 - Male/female/accessible WC's and kitchen
 - Video door entry system
 - LED lighting
 - Full height glazed partitioning
 - Carpeting, skirting trunking, double glazing
 - 14 parking spaces (1 space per 226 sq ft)
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loveday



Description

6 Coped Hall comprises a modern two storey air conditioned office, situated in a popular and established business park.

The property has recently been refurbished and benefits from LED lighting, new carpet tiles, full height glazed partitioning creating a number of offices / meeting rooms and kitchen facilities.

There are 14 car parking spaces with the property, which is unrivalled in the local office market.

Location

Coped Hall is situated in a well located and prominent position on the A3102 leading to Royal Wootton Bassett High Street. The park 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 (NIA):-

Name	sq ft	sq m
Ground	1,552	144.19
1st	1,622	150.69
Total	3,174	294.88

Terms

The property is available to purchase by way of a 999 long leasehold interest subject to an annual ground rent of £250 per annum, at the quoting price of £635,000.

We are informed that VAT will be applicable to the sale price.

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.

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