

# Unit 16, Shrivenham Hundred Business Park

Major's Lane, Watchfield, Oxon, SN6 8TZ



## Key Highlights

- 2,034 sq ft
  - Established and popular business park
  - Suspended ceilings with category 2 lighting
  - Semi glazed partitioning
  - Air conditioning
  - 5 car spaces
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### Description

Unit 16 is a mid terrace 2 storey business unit where the ground floor is currently let and producing an income of £10,440 pax.

The vacant 1st floor office is accessed via a ground floor entrance foyer, which benefits from a dedicated WC, enabling any purchaser to either occupy the space or let to another party to create additional income.

### Location

Shrivenham Hundred Business Park is located adjacent to the A420 Swindon to Oxford road, approximately 9 miles to the East of Swindon. The A419 dual carriageway provides direct access to Junction 15 of the M4 to the south and the M5 to the north.

The adjoining villages of Shrivenham and Watchfield provide local facilities and services and the Park is also served by a nearby Co-Operative, opticians and hair salon.

### Accommodation

The accommodation comprises the following areas measured on a net internal basis in accordance with the RICS code of measuring practice:

Name	sq ft	sq m
Ground - Office	958	89
1st - Office	1,076	99.96
<b>Total</b>	<b>2,034</b>	<b>188.96</b>



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## Terms

The unit is available to purchase by way of a 999 year long leasehold agreement, subject to a lease of the ground floor for a term of 1 year from 12th September 2025, producing a rental of £10,440 pax.

The lease is outside the Landlord & Tenant Act 1954 part 2, and subject to a rolling mutual option to break on 3 months' notice after 12th December 2025. The lease is also subject to a photographic schedule of condition.

The quoting price is £225,000.

There is an annual ground rent of £100 payable along with a service charge.

We are informed that VAT is not applicable to the sale price.

## Viewings

Strictly by appointment with sole agent, Loveday.

## Business Rates

Further information is available via the agents.

## EPC

Rating C - 75



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## Contact

### Bradley Forbes

01793 438939

07786 554245

[bradley@loveday.uk.com](mailto:bradley@loveday.uk.com)

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