

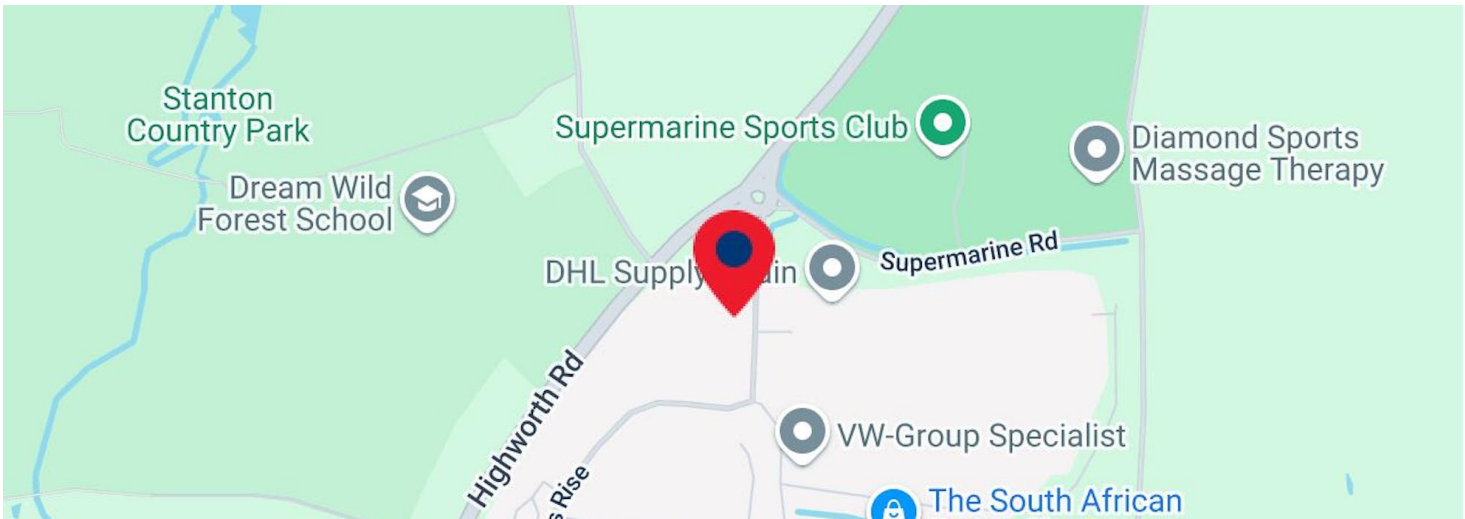


**2 Stanton Court, Stirling Road, South Marston Park,
Swindon, SN3 4YH**

**MODERN OFFICE PROPERTY ON
AN ESTABLISHED BUSINESS
PARK**

2,544 sq ft
(236.35 sq m)

- MODERN OFFICE PROPERTY
- ESTABLISHED LEAFY BUSINESS PARK LOCATION
- CLOSE TO A361/A419/M4 JUNCTION 15
- 10 CAR PARKING SPACES



Summary

Available Size	2,544 sq ft / 236.35 sq m
Rent	£17.50 per sq ft
Rateable Value	£33,000
Rates Payable	£16,467 per annum
EPC	C (59)

Location

The Property is situated in Stanton Court, a small office development on South Marston Park, close to the northern entrance of the Estate from the A361 on Stirling Road.

South Marston Park is well located approximately 6.5 miles north of Junction 15 of the M4 and 5 miles from the town centre.

///what3words

<https://what3words.com/warthog.idea.wimp>

Description

Unit 2 Stanton Court comprises a semi-detached, self-contained, 2-storey office building, which benefits from the following:

- Air conditioning
- 10 allocated car parking spaces
- Gas fired central heating
- Double-glazed opening windows
- Kitchenette, meeting rooms and WCs on each floor

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
1st - Office	1,315	122.17
Ground - Office	1,229	114.18
Total	2,544	236.35

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance, ground rent and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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