



Units 25 & 26 Shrivenham Hundred Business Park

Majors Road, Shrivenham, SN6 8TZ

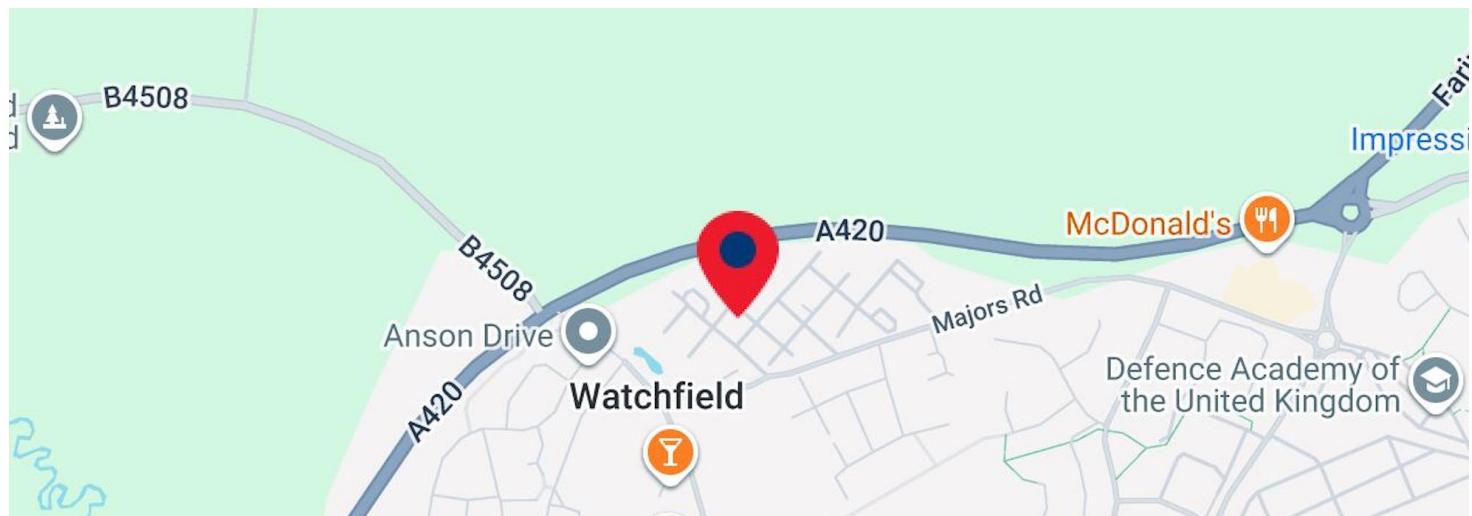
FULLY REFURBISHED MODERN BUSINESS UNITS

**1,200 to 4,800 sq ft
(111.48 to 445.93 sq m)**

- PROMINENT LANDSCAPED BUSINESS PARK LOCATION
- REFURBISHED TO A VERY HIGH STANDARD
- FITTED OFFICE SPACE
- 20 CAR PARKING SPACES
- EV CHARGING AND SOLAR POWER

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Summary

Available Size	1,200 to 4,800 sq ft / 111.48 to 445.93 sq m
Rent	£15 per sq ft
Business Rates	N/A
EPC	A

Location

Shrivenham Hundred Business Park is situated close to the A420, linking Swindon to Oxford. The Estate lies approximately 7 miles east of Swindon. The neighbouring villages of Watchfield and Shrivenham offer a range of amenities within walking distance, including a Co operative convenience store, Subway and McDonalds. There is also a café and conference suite situated on site.

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<https://what3words.com/holds.stems.already>

Description

The property comprises two adjoining self-contained modern business units. The units are brick clad, with glazed elevations under a metal profile clad roof.

The accommodation comprises a mix of open plan offices and meeting rooms. There are separate male and female WC facilities and kitchenettes.

There is a three phase electrical power supply and air-conditioning.

There are 20 allocated parking spaces and the property adjoins a bank of visitor parking spaces.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m
Ground - Unit 25	1,200	111.48
1st - Unit 25	1,200	111.48
Ground - Unit 26	1,200	111.48
1st - Unit 26	1,200	111.48
Total	4,800	445.92

Terms

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

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these regulations once terms have been agreed.

Viewings

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



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