



**Unit 2, Beckett Works, Northford Close,  
Shrivenham, SN6 8EY**

**NEW LIGHT  
INDUSTRIAL/WAREHOUSE UNIT**

**2,190 sq ft**  
(203.46 sq m)

- DETACHED BUSINESS UNIT
- 3 PHASE POWER SUPPLY
- EXTERNAL PARKING AND SERVICE YARD AREA
- FITTED WC FACILITY
- ELECTRIC ROLLER SHUTTER DOOR
- LED LIGHTING
- INTERNAL MINIMUM EAVES HEIGHT 3.25M

# Unit 2, Beckett Works, Northford Close, Shrivenham, SN6 8EY



## Summary

|                |  |
|----------------|--|
| Available Size | 2,190 sq ft / 203.46 sq m  |
| Price          | Offers in the region of £395,000 plus VAT                                  |
| Business Rates | N/A  |
| EPC            | EPC exempt - Currently being constructed or undergoing major refurbishment |

## Location

Shrivenham is well located on the A420, 5 miles from east Swindon and the A419 and 21 miles from Oxford and the A34 Western Bypass.

Junction 15 of the M4 motorway at Swindon is 9 miles away.

Northford Close has direct access from Faringdon Road on the outskirts of Watchfield. Beckett Works provides an estate of other small business users.

## ///what3words

<https://w3w.co/reapply.crescendo.frock>

## Description

Unit 2 comprises a new light industrial/storage detached storage unit which has been built to a high specification. Vehicle access is gained via an electric roller shutter door. Internally, the unit is a clear span portal frame with concrete floor and metal insulated clad elevations and roof. Minimum internal eaves height is 3.25m.

The unit benefits from a 3 phase electrical supply and a fitted WC unit as well as LED lighting.

Outside, the unit has a concrete parking and service yard forecourt.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft        | sq m          |
|--|--------------|---------------|
| Ground - Light Industrial/Warehouse (including WC) | 2,190        | 203.46        |
| <b>Total</b>                                       | <b>2,190</b> | <b>203.46</b> |

## Tenure

The freehold is available to purchase with vacant possession.

## Anti-Money Laundering Regulations

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

## Viewings

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



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