

Unit 1 The Courtyard

Copse Farm, Lancaster Place, South Marston Park, Swindon, SN3 4UQ



Key Highlights

- 1,256 sq ft
 - Situated in well established mixed use business park
 - Self contained
 - 4 car parking spaces
 - Mature landscaped courtyard setting
 - Exposed beams and full height glazed partitioning
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Description

Copse Farm is a well established and popular office development partly redeveloped from existing farm buildings, whilst retaining the character of the original features.

Unit 1 The Courtyard forms one of these original buildings and is situated at the entrance to the development, benefitting from views into a shared, well landscaped courtyard, offering excellent external space for occupiers.

Internally the property benefits from exposed beams, full height glazed partitioning, category 2 lighting, perimeter trunking, gas central heating, kitchenette and dedicated WC facilities.

There are 4 car parking spaces available with the property.

Location

The A419, which is within one mile of South Marston Park, provides access south to J15 of the M4 (5.5 miles) and north to the M5 at J11a. Swindon town centre and mainline train station, with a journey time to London Paddington of approximately 55 minutes, is within 5 miles of the property.

Unit 1 The Courtyard is situated on Lancaster Place, in the heart of South Marston Park, adjoining the original Farmhouse and yard in the centre of the Park.

Accommodation

The accommodation comprises the following areas measure on a net internal basis (NIA):-

Name	sq ft	sq m
Ground - Reception	65	6.04
Ground - Main Office	850	78.97
Ground - Office / meeting room	341	31.68
Total	1,256	116.69

Terms

The property is available to purchase on a 999 year long leasehold agreement, subject to a peppercorn rent.

Our client is seeking offers in excess of £250,000 plus VAT (if applicable).

AML checks will be required to be undertaken on any proposed purchaser prior to terms being agreed.

Viewings

Strictly by appointment with the sole agent, Loveday, Ref. Bradley Forbes.

Business Rates

We have made enquiries of the VO website and understand the property has a Rateable Value of £15,250 as at 1st April 2026.

This is not the amount you will pay.

Further information is available from the agents.

EPC

Rating C - 66.

what 3 words

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Contact

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