

Unit 8 Pine Court

Kembrey Park, Swindon, SN2 8AD



Key Highlights

- 769 to 1,547 sq ft
- Close to Town Centre
- Landscaped business park
- Good access to M4
- 5 car parking spaces



Description

Pine Court comprises 14 modern two storey office buildings arranged in three terraces.

Unit 8 is a mid terrace unit with double glazing to the front and rear elevations. The ground floor has a wood laminate finish and the first floor is carpeted. The majority of the accommodation is open plan with two demountable offices at first floor. Separate WC facilities are situated on each floor.

Externally there are 5 allocated car parking spaces. The building is available as a whole or on a floor by floor basis.

Location

Kembrey Park is home to large and small companies alike, including Thames Water, Connect Group and Nationwide as well as the Pure Offices business centre. The business park is situated approximately 1.5 miles to the north east of Swindon town centre, directly off the Great Western Way/Cirencester Way dual carriageway.

The A419 is less than 3 miles to the north and east providing access to Junction 15 to the south and Cirencester/Gloucester to the north. Swindon rail station provides regular services to London Paddington with a journey time of approximately 50 minutes.

On site facilities include a Premier Inn, Brewers Fayre pub, an on site sandwich shop, children's day nursery and gym facility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	769	71.44
1st	778	72.28
Total	1,547	143.72

Lease

The premises are being offered as a whole or on a floor by floor basis by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The quoting rent for the whole building is £22,500 per annum exclusive of business rates, service charge and VAT.

Individual floors are available at £12,750 per annum exclusive.

Legal Costs

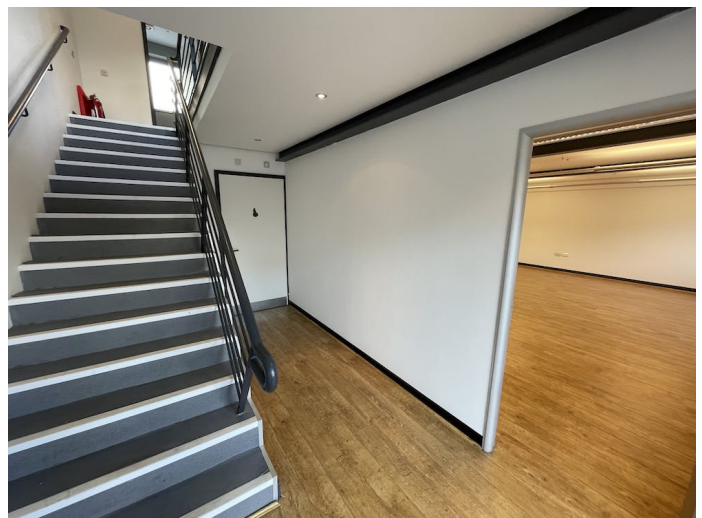
Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £22,750 from 1st April 2023.

Energy Performance Certificate

The energy performance certificate rating is D (80). The full certificate and recommendations can be provided on request.



Contact

Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 15/08/2023



