

SMETHURST

TO LET

APPLE 4, KEMBREY PARK, SWINDON SN2 8BL
3,660 - 7,492.82 Sq ft (340 - 696.1 Sq m)



- > Self contained office building
- > Due for refurbishment
- > Easy access to the M4 (J15 & J16)
- > Excellent car parking provision
- > On site management team
- > Mature landscaped environment

LOCATION

Kembrey Park is home to large and small companies alike including Thames Water, Smiths News, Nationwide and Close Brothers as well as the Pure Offices business centre and smaller occupiers at Pine Court.

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 easy access to Junction 15 of the M4 motorway to the south and Cirencester/Gloucester to the north. Swindon railway station provides regular access to London Paddington in under 50 minutes and along with the town centre is less than 2 miles away.

DESCRIPTION

Apple 4 is an eye catching two storey self contained building on Kembrey Park, one of Swindon's most established business parks.

Apple 4 is due to be refurbished and will provide modern office space to include, suspended ceilings, LED lighting, comfort cooling, raised access floors and dedicated WC facilities.

The building can be let on a floor by floor basis or as a whole as a self contained HQ office building.

ACCOMMODATION

The accommodation comprises the following areas measured on a net internal basis in accordance with the RICS Code of Measuring Practice:-

Ground floor	3,659.76 sq ft	340 sq m
First floor	3,833 sq ft	356.1sq m
Total Area	7,492.76 sq ft	696.1 sq m

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

TERMS

The office is available on a new FRI lease via service charge for a term of years to be agreed. Please contact the agents for further information on quoting terms and lease terms.

ENERGY PERFORMANCE CERTIFICATE

Further information is available from the agents.

PLANNING

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

BUSINESS RATES

Apple 4 is assessed as "Offices & Premises" and has a Rateable Value as at 1st April 2023 of £111,000.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

LEGAL FEES

Each party is to be responsible for their own legal costs.

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING

Viewing and further information is strictly by prior appointment through the joint agents;

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Indicative photographs

