



commercial property consultants

TO LET

SUITES 2, 4 & 5, ENTERPRISE CENTRE, SHRIVENHAM
HUNDRED BUSINESS PARK, MAJORS LANE,
WATCHFIELD, OXON SN6 8TZ



38 M² - 52 M² (406 - 565 FT²)

MANAGED OFFICE FACILITY
ALLOCATED PARKING
FLEXIBLE TERMS

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Shrivenham Hundred Business Park is located on the A420 Swindon to Oxford road east of Swindon. The A420 gives direct access to the A419 dual carriageway leading south to Junction 15 of the M4 motorway approximately 4 miles and north to Cirencester and the M5 beyond. The A420 east takes you towards Oxford and the M40.

There are good rail links from Swindon station with London approximately one hour away and fast access to Heathrow and Birmingham.

DESCRIPTION

Shrivenham Hundred Business Park is an exceptional out of town business park set in extensive and mature landscaping, carefully managed and maintained.

The Park is home to a wide variety of businesses, from small manufacturers to high technology companies and those within the service sector. All the buildings have dedicated car parking.

The suites are fully carpeted, furnished, air conditioned, Category 2 lighting and each suite has a kitchen facility including a refrigerator and microwave.

ACCOMMODATION

All measurements are approximate and on a net internal basis in accordance with the RICS Code of Measuring Practice.

Suite 2	47 sq m	513 sq ft
Suite 4	38 sq m	406 sq ft
Suite 5	52 sq m	565 sq ft

RENT

Quoting rents:

Suite 2	£10,260 per annum
Suite 4	£ 8,120 per annum
Suite 5	£11,300 per annum

To include:

- Heating and lighting to common areas
- Maintenance to the buildings
- Buildings insurance
- Maintenance, repair and cleaning of the common parts of the building
- Estate signage
- Estate services

TENURE

The premises are available by way of a new lease agreement.

EPC

Please contact the agents for further information.

BUSINESS RATES

Please contact the agents for further information.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

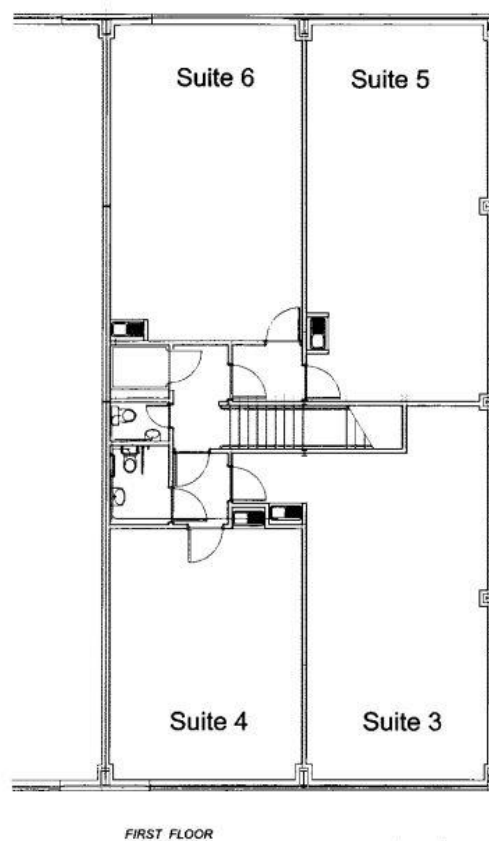
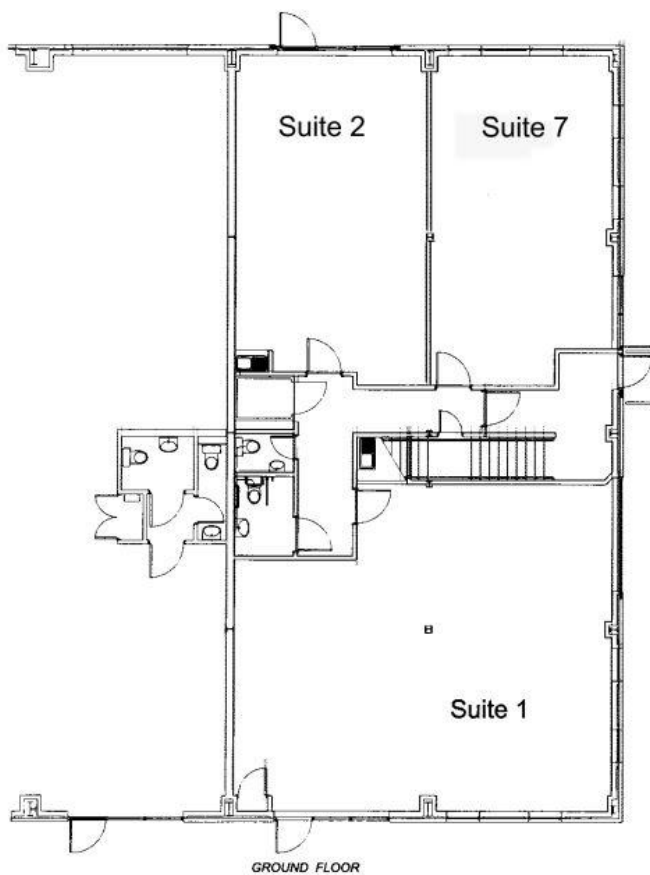
Viewing and further information is strictly by prior appointment through the agents.

Ralph Wells
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11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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