

TO LET



Delta 603, Delta Business Park, Swindon, SN5 7XD



1,000 - 3,140 sq ft (92.9 - 291.71 sq m)

Established Business Park location

Easy access to Great Western Way and J16 M4

14 Car parking spaces

Competitive lease terms available

Open plan office space

Smethurst Property Consultants

3 Newbridge Square

Swindon SN1 1HN

enquiries@smethprop.co.uk

www.smethurstpropertyconsultants.co.uk

01793 847 470

Situation

Delta Business Park is a modern and successful office campus and is recognised as one of Swindon's premier locations. The park is situated approximately 2 miles (3km) northeast of Junction 16 of the M4 motorway, and approximately 2 miles (3km) west of the main town centre. Delta Business Park is accessed via Great Western Way dual carriageway which forms the western Ring Road of the town.

The park was developed by Taylor Woodrow during the 1990s, and nearby occupiers include Intergraph UK Ltd, QA, Sodexo, Audi and a number of other occupiers. Surrounding amenities include a 120-bed hotel, **Children's Nursery**, KFC, Convenience store and the Delta Tennis Centre.

Description

Delta 603 is arranged over 3 floors. Internally the specification includes suspended ceilings, with recessed category II lighting, perimeter trunking and carpeting throughout.

Accommodation

We have been provided with the following area which we assume to have been measured on a Net Internal Basis.

Unit Number	Sq Ft	Sq M	EPC	Car Parking
Delta 603	3,140	291.71	B (50)	14 Spaces

***Consideration will also be given to subletting on a floor-by-floor basis.**

Terms

The premises are being offered by way of an assignment or sublease of the existing lease agreement which expires on 20th June 2028.

Rent

The passing rent is £31,400 plus VAT

Energy Performance Certificate

The building benefits from an EPC rating of B (50) which is valid until Dec 2034

Business Rates

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

Services

We confirm we have not tested any installations, and any interested party must satisfy themselves independently as to the state and condition of such items.

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.

AML

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

Legal Costs

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

Location Plan



Viewing

For further information or to arrange an inspection, please contact the agents

Daniel Smethurst BSc (Hons) MRICS

M 07990 064334

T: 01793 847470

E: daniel@smethprop.co.uk

Important: Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.