

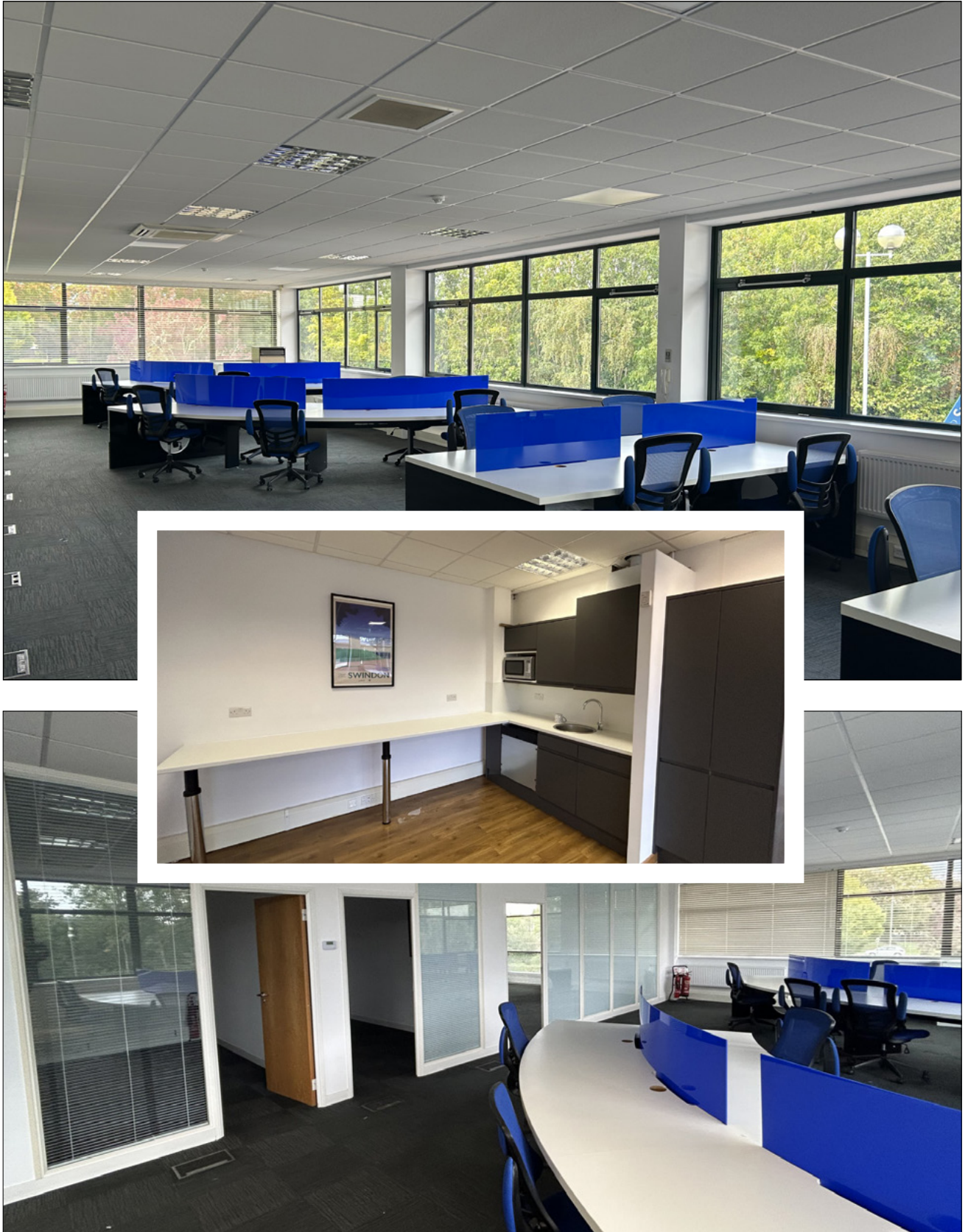
SMETHURST

TO LET

FIRST FLOOR, 1B LANCASTER HOUSE,
EDISON PARK, SWINDON SN3 3RT
2,614 Sq ft (242.84 Sq m)



- > Flexible, well-presented first floor office space ready for immediate occupation
- > 9 dedicated on-site parking spaces
- > Prime location just 2 miles from Junction 15 of the M4
- > Professionally fitted with boardroom, meeting rooms and kitchenette
- > Air conditioning and gas fired heating
- > Fully equipped with structured cabling
- > Flexible furnished option available by negotiation.



LOCATION

Situated on the eastern side of Swindon in the popular Dorcan area, the property benefits from excellent road links:

- Just 2 miles from Junction 15 of the M4
- Immediate access to the A419 for routes to Cirencester (A420) and Gloucester/Cheltenham via the M5 (J11a)

DESCRIPTION

Lancaster House provides modern, high-quality office accommodation with dedicated car parking, set within an attractive landscaped and secure environment.

OUTSTANDING WORKSPACE

The property has been fitted out to a high specification including:

- Prime Swindon location
- Modern, open-plan offices
- Boardroom plus two additional meeting rooms with ancillary storage
- Dedicated reception area
- Kitchenette facilities
- Recessed LED and CAT II lighting
- Fully carpeted throughout
- Refurbished WC facilities
- Secure main door entry system and intruder alarm
- Air conditioning
- CAT5e structured cabling in place
- 9 allocated on-site car parking spaces
- Boiler replaced in 2024

ACCOMODATION

The available space is measured on a net internal area basis in accordance with the RICS Code of Measuring Practice:

Area	Area (Sq ft)	Area (Sq m)
First Floor	2,614	242.84

TERMS

The property is available by way of a Sublease or Assignment of the existing lease (expiring 6 January 2030). There is a tenant-only break option on 7 January 2028. Alternatively, a new lease may be available directly from the Landlord.

- Passing rent: £33,886 per annum (exclusive of business rates, service charge and VAT)
- VAT: applicable to the rent

BUSINESS RATES

The property is assessed as "Offices & Premises" with a Rateable Value (as of 1 April 2023) of £25,250.

Interested parties are advised to contact Swindon Borough Council to confirm the exact payable amount, as a change in occupation may trigger reassessment. Further information: www.voa.gov.uk

SERVICE CHARGE

A service charge will be payable for the maintenance of the building, landscaping and estate services. We are advised that the current service charge is £2,614 pa plus annual RPI increases.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs in connection with any transaction.

ENERGY PERFORMANCE

The current EPC is band C (66).

ANTI-MONEY LAUNDERING

In accordance with current regulations, the successful tenant will be required to provide relevant documentation to satisfy Anti-Money Laundering requirements once Heads of Terms are agreed.

VIEWING

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

Smethurst Property Consultants

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