

To Let

## Ground Floor & Basement, Portland House, Interface Business Park, Royal Wootton Bassett, SN4 8QJ



### Location

Interface Business Park is located to the eastern edge of Royal Wotton Bassett approximately 1.5 miles from Junction 16 of the M4 motorway and 7 miles south of Swindon town centre. There are a range of amenities in Royal Wootton Bassett including supermarkets, pubs and convenience stores and also a Tesco and pub a short walk away at Roebuck Close.

Junction 16 of the M4 has recently undergone a £5.9 million improvement scheme to improve traffic flow from Swindon and the motorway network towards Royal Wotton Bassett.

Swindon offers a main line train station with direct links to Bristol, Bath and London.

Occupiers on Interface Business Park include Imagine Cruising, Swindon Silicon Systems, Plantronics and EBV Elektronik.



### CONTACT US

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# To Let Ground Floor & Basement, Portland House, Interface



## Description

Portland House is situated in a prominent location on Interface Business Park and benefits from extensive landscaping around the parking areas.

The available accommodation comprises the part ground floor which will provide the following outline specification:-

- Raised floors
- Suspended ceilings with recessed lighting
- Air conditioning
- Double glazed windows
- Male, Female and accessible WC facilities
- On site car parking based upon 1:300 sq. ft.

## Accommodation

The available space has approx. net internal areas as below;

Basement	2,900 sq. ft.
Ground	14,847 sq. ft.
<b>Total</b>	<b>17,747 sq. ft.</b>

## Terms

The accommodation is available on a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

## Legal Costs

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

## Rateable Value

The property will need to be reassessed for business rates.

## EPC

The EPC assessment is a C (64).

## Viewing

Please contact the sole agents for further information or to make arrangements to view.

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