



NOW £345,000 PLUS VAT

Units 19 & 20 Shrivenham Hundred Business Park

Majors Road, Shrivenham, SN6 8TZ

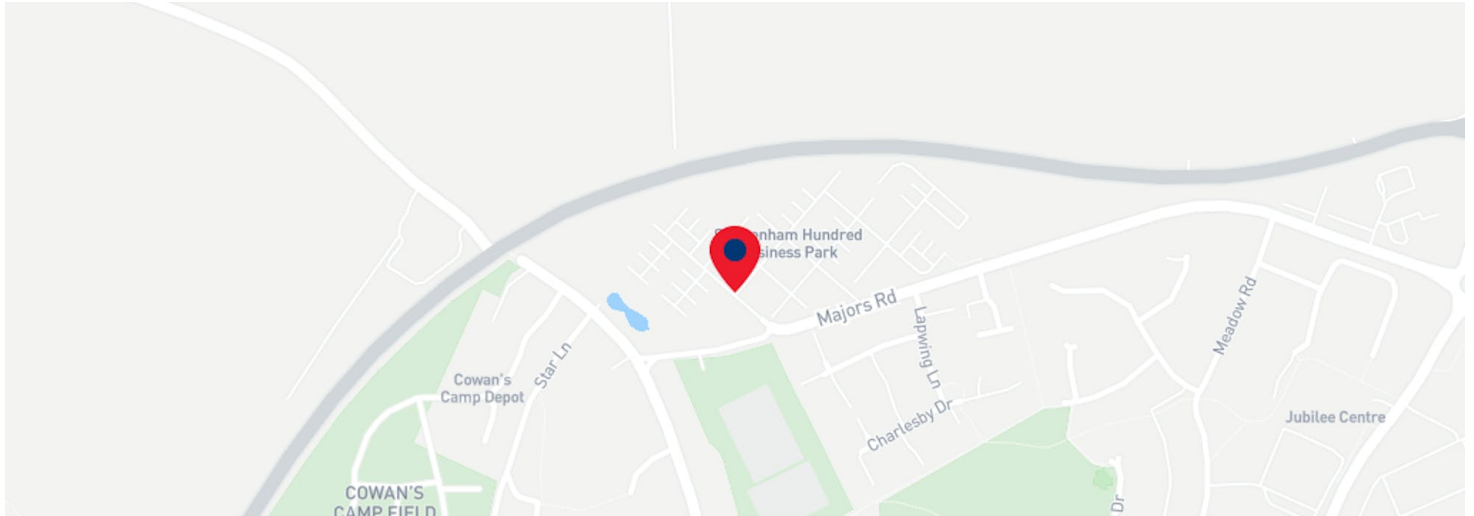
TWO ADJOINING MODERN BUSINESS UNITS

4,675 sq ft
(434.32 sq m)

- MODERN BUSINESS UNITS
- FITTED OFFICE ACCOMMODATION
- 3-PHASE POWER SUPPLY
- 10 CAR PARKING SPACES
- GAS FIRED CENTRAL HEATING

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Summary

Available Size	4,675 sq ft / 434.32 sq m
Price	£345,000.00 plus VAT
Rateable Value	£41,000.00
Rates Payable	£20,459 per annum
Service Charge	£7,700.32 per annum plus VAT for both units
EPC	C (69)

Location

Shrivenham Hundred Business Park is situated close to the A420, linking Swindon to Oxford. The Estate lies approximately 7 miles east of Swindon. The neighbouring villages of Watchfield and Shrivenham offer a range of amenities within walking distance, including a Co operative convenience store, Subway and McDonalds. There is also a café and conference suite situated on site.

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<https://what3words.com/holds.stems.already>

Description

The property comprises two adjoining modern business units, with brick clad and glazed elevations, under a profile metal clad room.

The ground floor comprises storage/office accommodation, which includes separate male and female WC facilities and a fitted kitchenette in each unit.

At first floor, there is fitted office accommodation with partitioned meeting rooms/offices.

The property has a 3-phase electrical power supply and gas fired central heating.

Externally, there are 10 allocated car parking spaces (5 per unit), with additional visitor parking available nearby

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - Unit 19 - Ground Floor Stores/Office	1,169	108.60
Unit - Unit 19 - First Floor Offices	1,186	110.18
Unit - Unit 20 - Ground Floor Stores / Office	1,153	107.12
Unit - Unit 20 - First Floor Offices	1,167	108.42
Total	4,675	434.32

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

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



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