

# OFFICE SUITE TO LET

## Swindon

**alder king**

PROPERTY CONSULTANTS



**Offices at Swindon Bus Depot**  
**Barnfield Road**  
**Swindon**  
**SN2 2DJ**

**5,588 sq ft**  
(519.15 sq m)

- High Quality Fitout
- Large Car Park
- Dual carriageway access to J16 M4 and Town Centre
- Dedicated Bus Service

# Offices at Swindon Bus Company Depot, Barnfield Road, Swindon SN2 2DJ

## Location

Barnfield Road is situated to the north west of Swindon town centre which is approximately 1.5 miles away. The office is accessed via Barnfield Road from the B4006 Great Western Way dual carriageway which provides a direct link to Junction 16 of the M4 motorway. Nearby occupiers include B&Q and Travelodge incorporating both Subway and Starbucks drive-thru outlets. Three out of town retail units have recently been completed adjacent to the property and occupiers include Iceland and Home Bargains, as well as a Lidl supermarket.



## Description

The office suite which forms part of the Bus Depot is predominantly at first floor with its own separate designated entrance at ground floor with its own reception and an office/waiting area. This area has access controlled double sliding glass doors and a passenger lift & staircase lead to the first floor.

The offices are largely open plan with some demountable partitioning incorporating some cellular offices and a meeting room.

The specification incorporates good quality carpeted offices with suspended ceilings including recessed lighting and air conditioning which provides heating and cooling to all areas. There are double glazed windows with blinds and small power & IT are provided via perimeter dado trunking & drop down columns.

Male, female and disabled wc facilities are provided together with two kitchenette facilities and a staff welfare/rest area.

Externally, 30 car parking spaces area are available and will be allocated for the use of the offices.

In addition, occupiers will have the benefit of a regular bus service every 30 minutes from the town centre to the building itself.

## Accommodation

The property has been measured in accordance with the RICS Property Measurement Professional Statement (First Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice and confirm the following areas:

Area	Sq ft	Sq m
Ground Floor Offices	381	35.40
First Floor Offices	5,120	475.73
Kitchenettes	86	8.02
<b>Total</b>	<b>5,588</b>	<b>519.15</b>

## 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.

## Planning

We understand that the premises have a planning consent for B1 (Offices).

Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council 01793 445500.

## Terms

The office suite is available to rent by way of a new lease for a term of years to be agreed at a rent of £13.00 per sq ft per annum exclusive of business rates, service charge and VAT, payable quarterly in advance.

## Business Rates

The offices do not have a separate assessment for rating purposes and this will need to be applied for.

Interested parties should make their own enquiries to Swindon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

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## Energy Performance Certificate

The energy performance certificate rating is C (54). The full certificate and recommendations can be provided on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

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

## Alder King Property Consultants

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**Ref:** JDG/DLN/92131

**Date:** February 2020

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