



Tenure

Leasehold. Held for a term of 999 years from 25th June 1987 (thus having some 970 years unexpired) at a ground rent of £3,000 per annum and doubling every 25 years of the term.

Location

Swindon is a major Thames Valley commercial and industrial town, with a population of some 145,000. Swindon is situated between junctions 15 and 16 of the M4 Motorway and is served by regular rail services to London and the South West. The town is strategically located on the M4 Motorway, with London some 80 miles to the east, Bristol 40 miles to the west and Oxford some 25 miles to the north-east.

The property is located within the established Shrivenham Hundred Business Park, which is conveniently located some 0.5 miles west of the A420, which leads north-east towards Oxford and south-west towards Swindon town centre and Junction 15 of the M4 Motorway.

Occupiers close by include Axxess Information, Magtek, Con Med Corporation, QTS Associates, IMSL, Scanna, Banner and Unique amongst others.

Description

The property is arranged on ground and one upper floor to provide five separate units which comprise a mixture of office, production and warehouse accommodation. The property benefits from parking for some 30 cars.

The property provides the following accommodation and dimensions:

Unit 45/46	Ground Floor Workshop (1)	221 sq m	(2,380 sq ft)
	First Floor Office (1)	220 sq m	(2,372 sq ft)
Units 47/48	Ground Floor Workshop (1)	221 sq m	(2,380 sq ft)
Unit 49	Ground Floor Warehouse (1)	108 sq m	(1,161 sq ft)
Unit 50	Ground Floor Workshop (1)	109 sq m	(1,173 sq ft)
Unit 50	First Floor Office (1)	109 sq m	(1,173 sq ft)
	Sub Total	218 sq m	(2,346 sq ft)
Total		988 sq m	(11,812 sq ft)

(1) Not inspected by Allsop. Areas provided by the Vendor.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on website).

Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

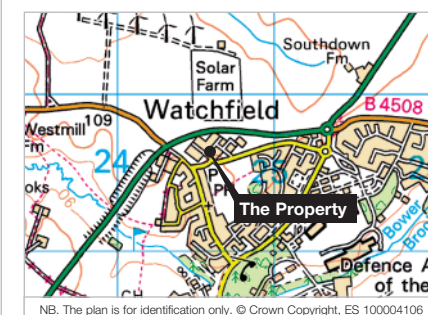
Swindon

Unit 45-60

**Shrivenham Hundred
Business Park
Majors Road
Watchfield
SN6 8TZ**

- **Leasehold Office and Industrial Property**
- Well located in the established Shrivenham Hundred Business Park
- Comprises 5 separate units with some 988 sq m (11,812 sq ft) of space and benefits from parking for some 30 cars

Vacant Possession



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