

OFFICE FOR RENT



Royal Wootton Bassett
Swindon, Wiltshire
United Kingdom

Monthly Rent
£7,000

Size **0 Sq M** Date Listed **01/10/2023**
Year Built Listing ID **GL-**
Office Class **1641863347**

Listed by: Listanza Services Group

For more information, visit:

<https://www.globallistings.com/6611839>

Overview

LocationThe office premises are located in the centre of Royal Wootton Bassett being prominently located to the corner of High Street and Wood Street, and form part of the town's commercial area. The M4 Motorway is a convenient 5 minute drive and 2.5 mile journey.

DescriptionThe premises comprise self contained first and second floor offices forming part of the Grade II listed building. Entrance to the offices is accessed off Wood Street with the office accommodation being mainly open plan. The property benefits from a gas fired central heating system, kitchenette and toilet facilities on the first floor, with carpeted and painted wall finishes. The property also has exposed timber beams which add to the character of the accommodation.

ServicesMains gas, water, drainage and electricity are all connected to the property.

Floor areaFirst Floor: 424 sq ft (39.39 sq m) Second Floor: 239 sq ft (22.20 sq m) Total: 663 sq ft (61.59 sq m)

Lease termsThe property is available by way of new Fri type lease for a term of years to be agreed between the parties.

Rental£7,000 per annum exclusive, subject to contract. All rentals etc are quotes exclusive of business rates, water rates, service charges, and all other outgoings, etc. Rental are payable quarterly in advance.

Business rates2017 Rateable Value £4,150 Small Business rate relief may apply, subject to status.

Service chargeA service charge will be levied to cover the cost of the upkeep, maintenance and

management of the external parts of the building. Possession Immediately available upon completion of legal formalities. Full vacant possession will be offered to a new tenant upon completion of all legal formalities. VAT All rentals etc exclude VAT, which is chargeable as an addition and at the prevailing rate. Legal costs Each party to pay their own legal costs incurred in a transaction. Energy performance certificate E124. For more details and to contact:

Contact

Email

Phone