

FOR SALE



**Unit 1, Pine Court, Kembrey Park,
Swindon, SN2 8AD**



- 1,176 sq ft (109 sq m)
- Modern end of terrace office building
- Of interest to Owner Occupiers / Investors
- 4 on site car parking spaces
- Landscaped business park setting
- Excellent access to the A419

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Location

Kembrey Park is home to large and small companies alike including Thames Water, Smiths News, Nationwide and Close Brothers as well as the Pure Offices business centre.

Situated approximately 1.5 miles to the northeast of Swindon town centre, the Park is directly off the Great Western Way/Cirencester Way dual carriageway. The A419 is less than 3 miles to the north and east providing access to junction 15 to the south and Cirencester/Gloucester to the north. Swindon railway station providing regular access to London Paddington in under 50 minutes is less than 2 miles away.

On site facilities include a Premier Inn hotel, Brewers Fayre pub, an on-site sandwich shop, a creche. Numerous retail & leisure offers are nearby

Description

Located within Kembrey Park, one of Swindon's most established and well-regarded business parks, Unit 1 Pine Court offers high-quality office accommodation in a modern and professional setting. The park benefits from two points of access and a diverse mix of office, warehouse, and light industrial premises.

Key Features:

- Modern two-storey end-terrace office building
- Approx. completion: 2001
- 4 dedicated car parking spaces
- Constructed with a steel portal frame, and steel profile clad elevations and mono pitched roof
- Open plan layout finished to a high standard
- WC facilities on both Ground and First Floors
- Kitchenette on the Ground Floor

This unit presents an excellent opportunity for businesses / investors seeking well-maintained office space in a strategic and established commercial location.

Accommodation

We have been provided with the following Net Internal Areas:

Building	Sq Ft	Sq M	EPC	Car Parking
Unit 1 (GF)	558.65	51.90		
Unit 1 (FF)	617.63	57.38		
Total	1,176.28	109.28	D (96)	4 Spaces

Terms

The office is available for purchase on a Freehold basis. The quoting price is £190,000, and we understand that VAT is applicable to the purchase price. Please note that a service charge is also payable.

Legal Costs

Each party is to be responsible for their own legal costs.

Energy Performance Certificate

The EPC rating is D - 96. The full certificate and recommendations can be provided on request.

Business Rates

The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £15,500 from 1st April 2023.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment

www.voa.gov.uk

VAT

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

AML

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before any offer can be accepted on a sale.

Viewing

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

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