



Chartered Surveyors &
Commercial Property Consultants

LANDSCAPING YARD OR SIMILAR

TO LET

**STUDLEY GRANGE GARDEN & LEISURE PARK
HAY LANE, WROUGHTON
SWINDON, WILTSHIRE, SN4 9QT**

0.85 ACRES (0.34 HECTARES)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Situated just off the M4 at Junction 16, near Swindon, Wiltshire.

DESCRIPTION

Studley Grange Garden & Leisure Park comprises a busy Garden Centre with Craft Village, Pet Store, Butterfly attraction and Animal paddock.

An opportunity exists for a landscaping company on site or a user which adds synergy to the current offering on site.

ACCOMMODATION

	Hectares	Acres
Total	0.34	0.85

RATING ASSESSMENT

Rateable Value £tbc

Rates Payable £tbc

SERVICE CHARGE

A service charge may be levied for shared services.

PROPOSAL

An opportunity for a landscaping firm or similar use which adds synergy to the current offering. Quoting rent £45,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

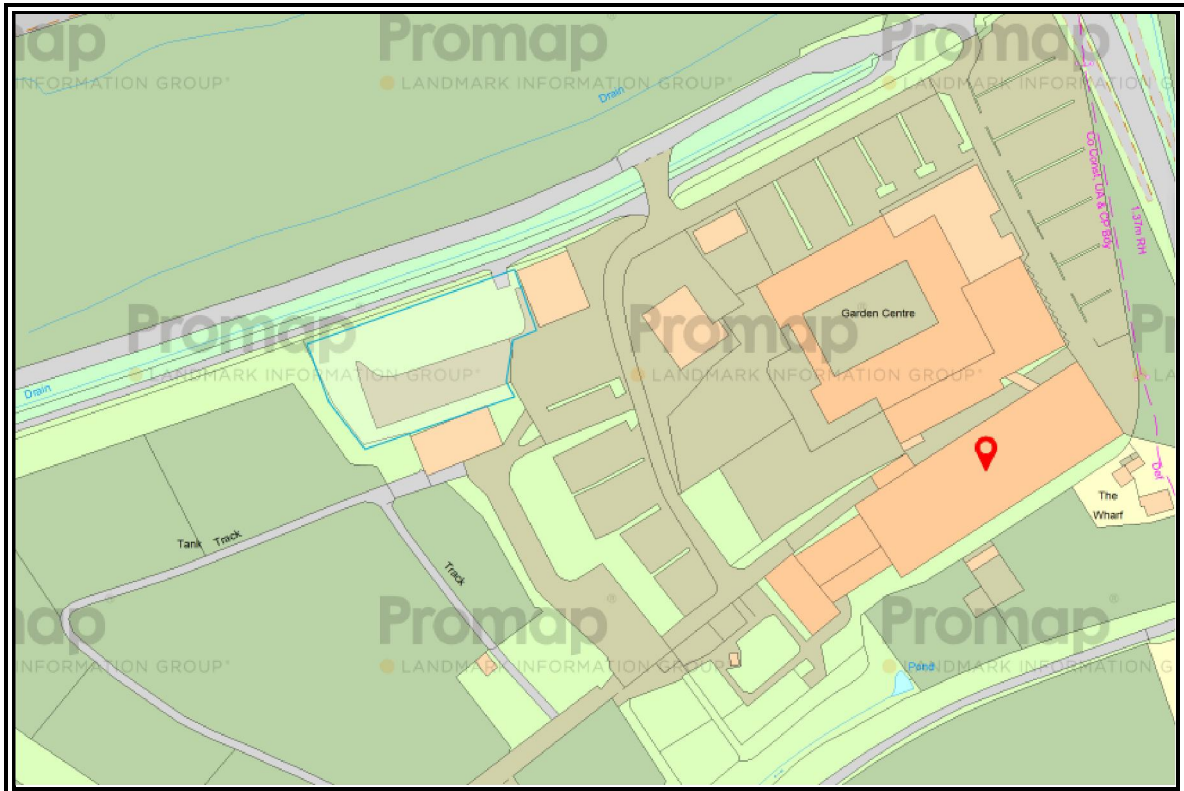
VIEWING

Contact Mr Shane Prater
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