

AVISON
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For Sale

Wiltshire Court
Farnsby Street
Swindon
SN1 5AH

September 2020

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avisonyoung.co.uk/15606

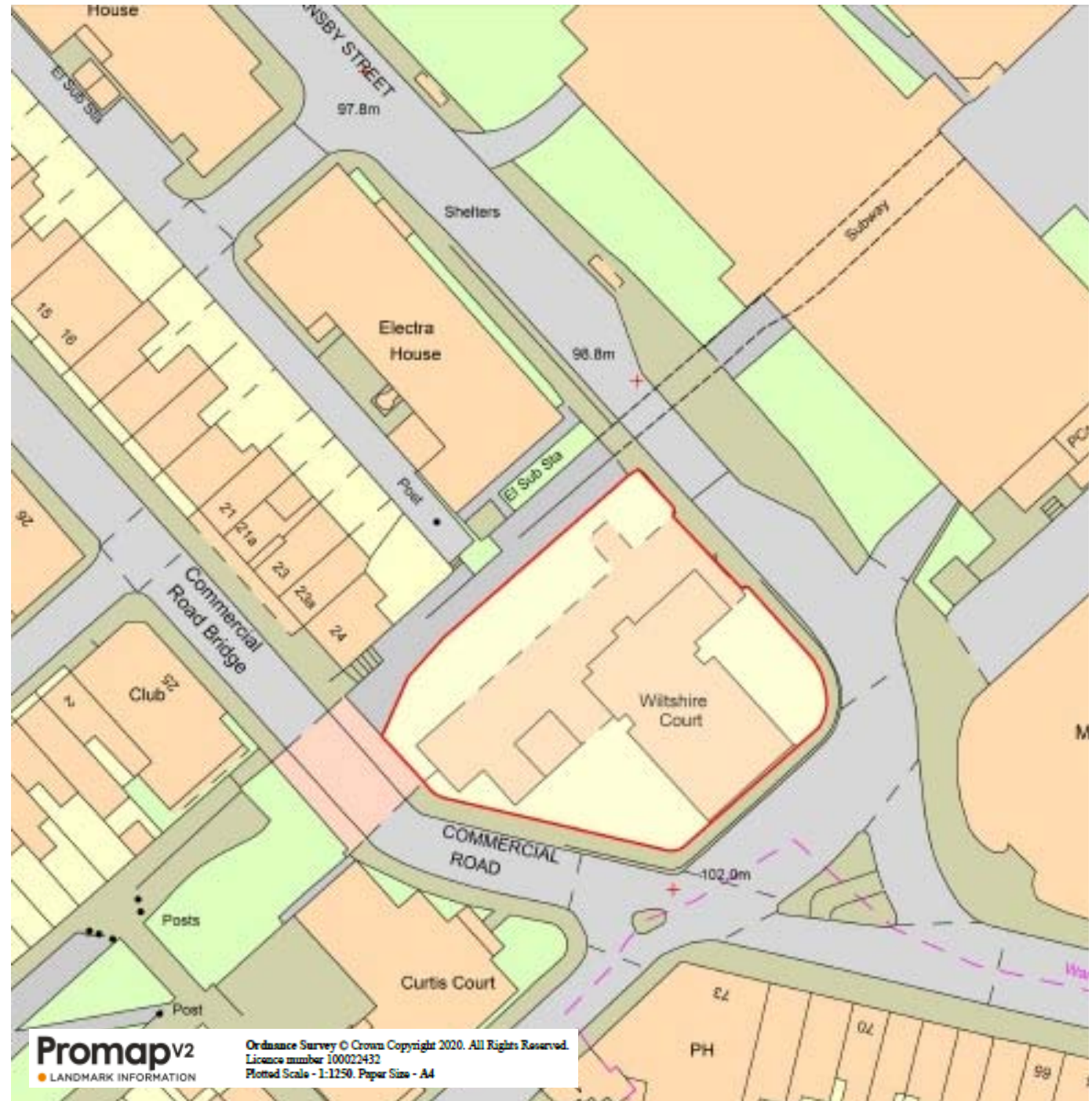


Wiltshire Court, Farnsby Street,
Swindon, SN1 5AH

Highlights

- 43,568 sq ft (4,047.5 sq m)
GIA part vacant office
building for sale
- Potential for refurbishment,
or residential conversion
under PDR (subject to
consent)
- 19 undercroft parking
spaces
- Prominent town centre
location
- Within walking distance of
Swindon railway station
- Current income of £83,850
per annum

Plan for identification
purposes only



Location

The town of Swindon is strategically located north of the M4 in Wiltshire, approximately 35 miles east of Bristol, and 70 miles west of London, and has a resident population of c.180,000 people.

Wiltshire Court is a prominent office building situated within Swindon town centre, immediately adjacent to the main retail core, and two multi-storey car parks.

The building is situated within a 10 minute walk of Swindon railway station (London Paddington circa 50 minutes), and with easy access to the M4 motorway at Junctions 15 (eastbound) and 16 (westbound).

Description

Wiltshire Court comprises a modern purpose built office building with brick faced elevations, providing open plan accommodation on ground and 5 upper floors.

Amenities include a manned reception area leading to 2 passenger lifts, part air-conditioning, perimeter trunking, and suspended ceilings with a mix of inset Category 2, LG3, and LED lighting.

Male & Female WC facilities are located on each floor.



Local Context

The area around Wiltshire Court has undergone considerable change in recent years, with a number of the neighbouring office buildings having been successfully converted to office use under Permitted Development Rights. Wiltshire Court is believed to be suitable for conversion to alternative use, subject to consent.



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Features

- Open plan floors with excellent natural light
- Current income of £83,850 pa
- Opportunity to refurbish or convert subject to consent and vacant possession
- Adjacent buildings already converted to residential use
- Close to all town centre amenities

Tenure

The property is offered for sale freehold, subject to the existing tenancies to The Pluss Organisation and Intrinsic Financial Services Ltd as set out below. In addition there are two mobile phone masts located on the roof of the building.

- Pt 1st floor 2,416 sq ft let to the Pluss Organisation CIC at £30,200 per annum. Lease expiry 31/05/2021.
- Entire 4th and 5th floors comprising 10,320 sq ft let to Intrinsic Financial Services Ltd at £53,150 per annum. Lease expiry 31/05/2021.

There are 2 telecoms masts sited on the roof of the building, let on the basis of a 99 year lease from November 2019, at a peppercorn rent.

Price

We are instructed to seek offers in the region of £3,500,000 for the freehold interest.

Business Rates

Further details on request

EPC

The building is assessed in Band D-86.

VAT

The purchase price will be exclusive of VAT if applicable. It is envisaged that the transaction will be treated as a TOGC.

Legal Costs

Each party will be responsible for their own legal costs incurred.



Accommodation

The building provides the following approximate Gross Internal floor areas:

Description	Sq ft	Sq M
Ground floor	4,357	404.8
First floor	9,065	842.2
Second floor	9,059	841.6
Third floor	8,697	808.0
Fourth floor	7,814	725.9
Fifth Floor	4,576	425.1
Total GIA	43,568	4,047.6

A measured survey and floorplans are available on request.

Car Parking

The building benefits from undercroft parking for 19 cars.

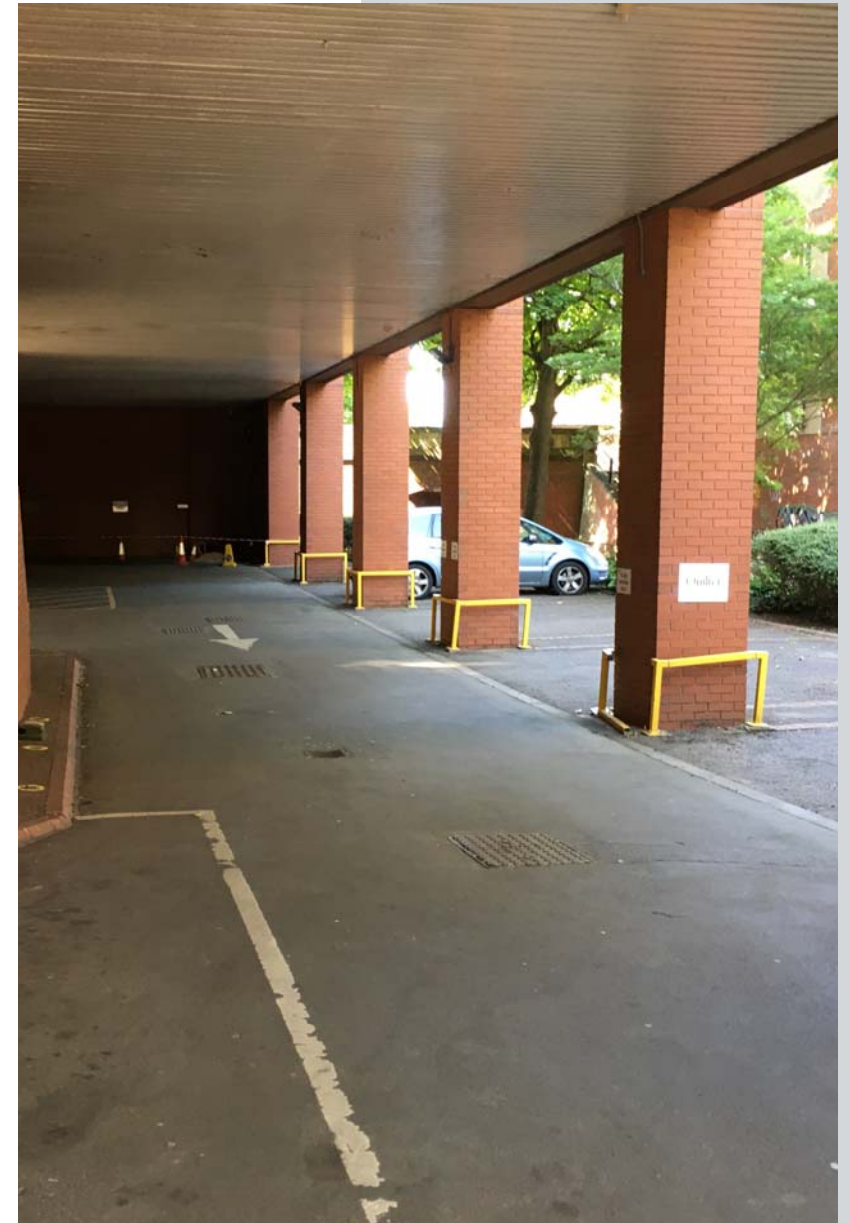
Services

We understand that all mains services are connected, however no tests have been carried out and interested parties should make their own enquiries.

Viewings/Further Information

For further information please contact the joint agents. Viewings strictly by appointment only.

Undercroft parking and servicing area



For further information please contact:

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Property ref

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