

TO LET

GROUND FLOOR • 10 COPED HALL BUSINESS PARK • ROYAL WOOTTON BASSETT • SN4 8DP



136.2 sq m
1,466 sq ft

- MODERN REFURBISHED OFFICE SPACE
- CLOSE ACCESS TO M4 JUNCTION 16
- SHORT WALK TO THE AMENITIES OF ROYAL WOOTTON BASSETT'S THRIVING HIGH STREET

Location

Royal Wootton Bassett is situated 1.5 miles from Junction 16 of the M4 motorway and 6 miles south west of Swindon town centre.

Coped Hall is a popular Business Park and is situated in a well located and prominent position on the A3102 leading to Royal Wootton Bassett High Street, which is a short walk away.

Description

A modern two storey office building benefiting from allocated car parking. The property is presented in excellent decorative order and offers flexible office accommodation.

The ground floor office is mostly a large open room with glazing on three elevations which benefits from a corner meeting room, a newly fitted kitchenette and toilet facilities.

The space also benefits from LED lighting and new carpet tiles in the working areas.

Accommodation

All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Ground Floor	136.2	1,466
Total	136.2	1,466

Quoting Terms

£18,325 per annum exclusive.

Please note all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £16,000.

Please note the rateable value is not the same as the rates payable.

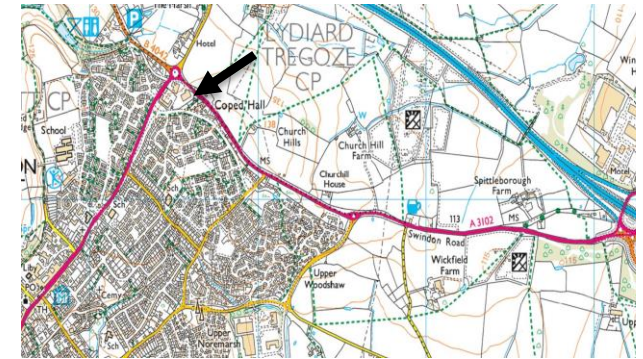
Energy Performance Certificate

The EPC is available upon request.

The property has an energy performance rating of C:68.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Miles Cross MRICS
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