

# Offices To Let

22 Borough Fields,  
Royal Wootton Bassett  
Swindon, SN4 7AX



## Location

Borough Fields is a courtyard style shopping centre, anchored by Sainsburys and located in the heart of Royal Wootton Bassett. The town centre is located approximately 1.5 miles from Junction 16 of the M4, providing easy access to the national motorway network. Swindon is approximately 7 miles to the east, and provides direct rail access to London Paddington in approximately 1 hour.

## Description

22 Borough Fields offers modern town centre office accommodation in an attractive market town setting. The self contained offices are located on the first floor, accessed by a ground floor entrance.

## Accommodation

The office accommodation provides the following approximate internal floor areas:

	Sq ft	Sq m
First Floor	830	77

## Car Parking

Further information available on request.

## Quoting Rent

£12.50 per sq ft px

## Lease Terms

Available on a new internal repairing lease for a term to be agreed.

## Rating Assessment

We understand that the property is assessed as follows:

<b>Rateable value:</b>	£5,200
<b>UBR (21/22):</b>	£0.49
<b>Rates Payable (21/22):</b>	£2,595

## Interested parties should carry out their own investigations.

The occupier may benefit from small business rates relief. Further information on request.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

## Interested parties should carry out their own due diligence in this regard.

## EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

<https://sainsburysproperties.co.uk/>

Subject to Contract

For further information please contact:

**Chris Wright**

+44 07894 605 513

+44 0203 196 2203

Rob.fraser@avisonyoung.com

Or our joint agent:

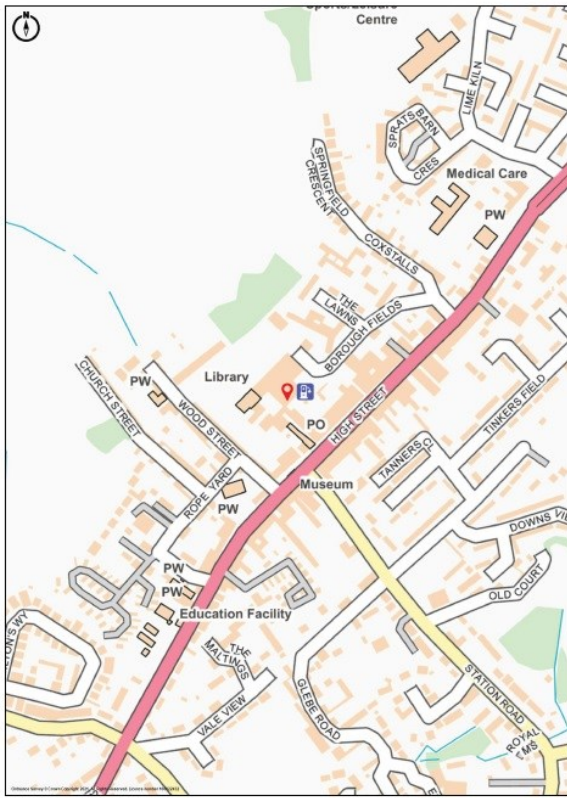
**Miles Cross—Whitmarsh Lockhart**

+44 (0)1793 544840

+44 (0)7464 547919

miles@whitmarshlockhart.com

**08449 02 03 04**  
avisonyoung.co.uk



Promap  
© LANDMARK INFORMATION  
Ordnance Survey © Crown Copyright 2021. All Rights Reserved.  
License number 10002022  
Plotted Scale - 1:25000 Paper Size - A4

## Highlights



Self contained office  
**830 sq ft**



**In the heart of the Town Centre**



**Allocated Car Parking**



**Modern open plan accommodation**



September 2021

## Visit us online [avisonyoung.co.uk](http://avisonyoung.co.uk)

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON  
YOUNG**