

# TO LET – UNIT 4

## Uffcott Rural Business Park, Uffcott, Swindon, SN4 9NB

Wroughton – 4 miles

Royal Wootton Bassett – 6 miles

Swindon – 6 miles

(Distances are approximate)

### Rent: £1,070 pcm



#### Introduction

Unit 4 provides a unique opportunity for a business to occupy a converted farm building at Uffcott Rural Business Park, just outside of Swindon. The Property is situated a few minutes from the A4361 Wroughton to Avebury road, offering excellent links to Swindon and Marlborough. It is set in a beautiful country location on a quiet rural business park; viewing is highly recommended.

Unit 4 benefits from planning consent allowing it to be used for 'B1 Business Use' as an office or for light industrial use. It is one of a collection of buildings converted on this farm and is sited adjacent to other buildings occupied by small enterprises. Unit 4 amounts to approximately 855ft<sup>2</sup> (79m<sup>2</sup>) in total and includes a small kitchenette and WC facilities.

#### Tenure

The Property is to be let under the Landlord and Tenant Act 1954 [contracted out of Sections 24 to 28]. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 3 years. The Landlord and Tenant will each pay 50% of the solicitors' costs for the preparation of the Lease. The Tenant will be expected to take on the Property with Internal Repairing Terms, with the rent will be payable monthly in advance.

The building will be let as seen; any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy.

#### Access/Parking

The Tenant will have use of a car parking area outside the unit. Further parking may be available by negotiation.

#### Services

An annual service charge (currently £4/ft<sup>2</sup>) will be payable by the Tenant towards heating, waste collection and water use at the Unit. Electricity is sub metered and charged at cost to the tenant. Basic kitchen and WC facilities are in place.

The Property has telephone lines, Cat 5 cabling and broadband access, the tenant will be responsible for all outgoings in connection with these services.

#### Business Rates

The Tenant will be responsible for paying the business rates during the tenancy.

#### Value Added Tax

The building is registered for VAT and this will be payable in addition to rent and other charges.

#### Viewing

Viewing is strictly by appointment through the agents. Please ring 01793 842055 or email [post@webbpaton.co.uk](mailto:post@webbpaton.co.uk) to arrange a viewing.

#### Directions

From the A4361 heading South from Wroughton towards Avebury, take the left hand turn signposted to Uffcott. After one mile the road bends left drive and Uffcott Rural Business Park is on your right. What3words: <https://w3w.co/burns.plant.arch>

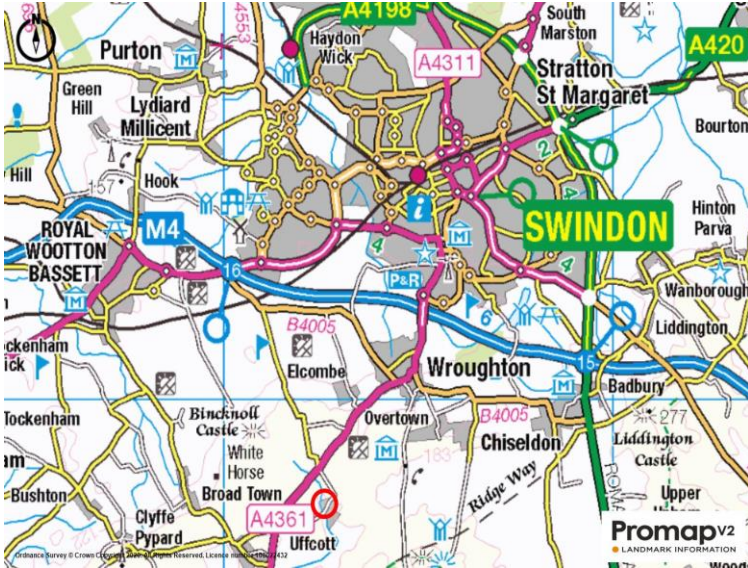
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### Plans Areas Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof.

### Disputes

Should any dispute arise as to the Boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlords agent will be responsible for defining the boundaries or the ownership thereof.

### IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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