

TO LET – OFFICE SPACE

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

Wroughton – 4 miles

Royal Wootton Bassett – 6 miles

Swindon – 6 miles

(Distances are approximate)

Rent: £580 pcm

Introduction

Unit 1B sits within a range of converted farm buildings known as Uffcott Rural Business Park, just to the south 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.

Ideally suited to be used as an office. Unit 1B amounts to approximately 465.26ft² (43.24m²) in total and includes 2 rooms (one containing a kitchenette) as well as a small w/c.

Tenure

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 professional 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.

Parking

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

Services & Outgoings

An annual service charge (currently £4/ft²) will be payable by the Tenant towards heating, waste collection and water use.

Electricity is sub metered and charged at cost to the tenant. All other outgoings, including business rates, are the responsibility of the Tenant. The Property has a good broadband connection.

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 to arrange a viewing.

Directions

Postcode: **SN4 9NB**

What3words: <https://w3w.co/burns.plant.arch>

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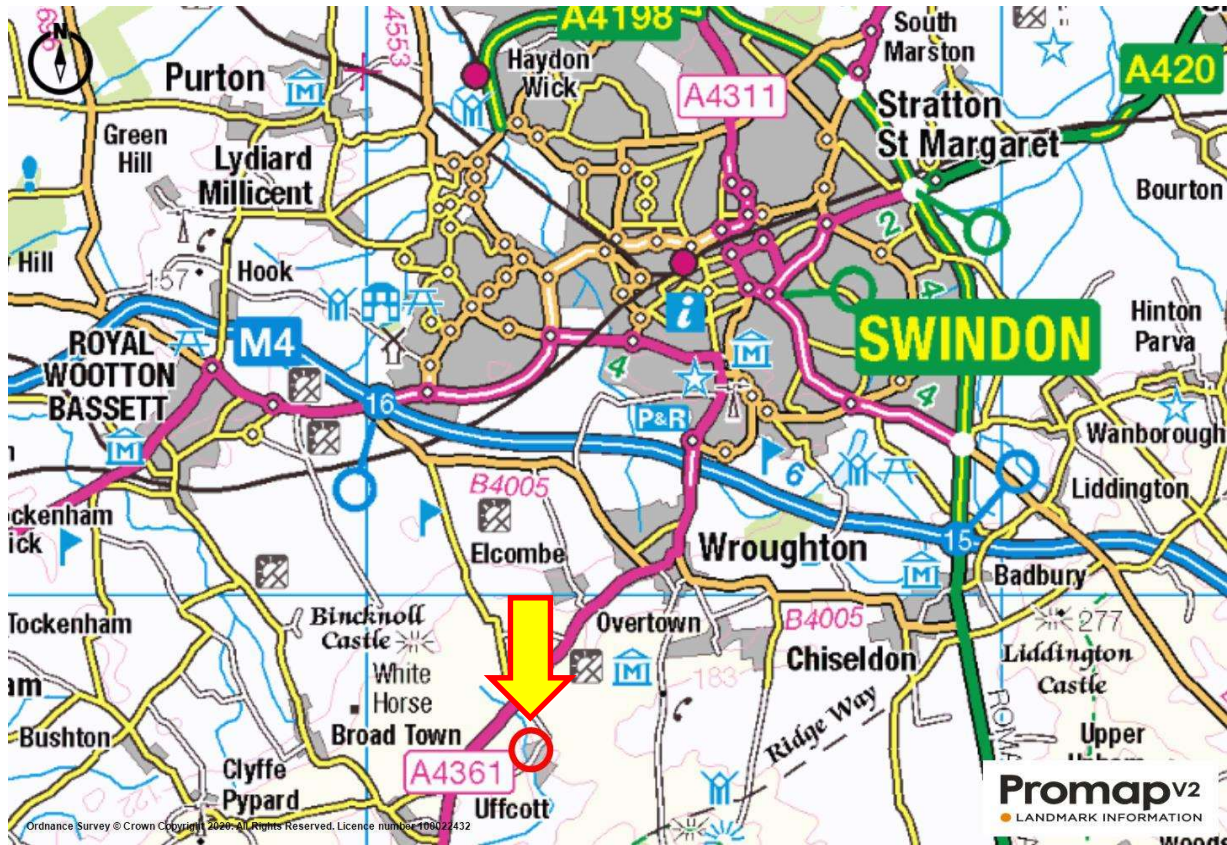
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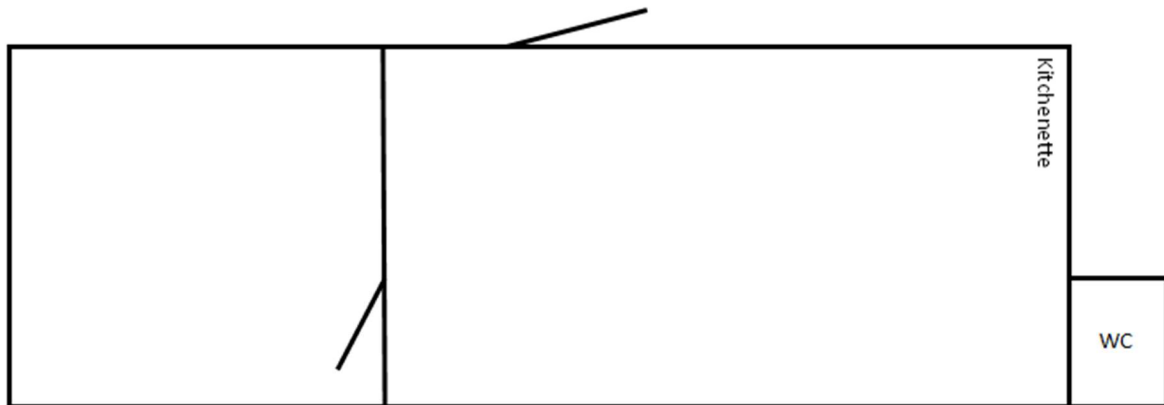
IMPORTANT NOTICE

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.



FLOOR PLAN (NOT TO SCALE)



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