



commercial property consultants

TO LET

SUITE D BUTTS BUSINESS CENTRE, BUTTS ROAD,
CHISELDON, SWINDON SN4 0PP



OFFICE SPACE 554 FT²

FLEXIBLE TERMS TO BE AGREED
WITHIN 1 MILE OF JUNCTION 15, M4 MOTORWAY

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Butts Business Centre is located at the end of Butts Road, within Chiseldon village.

Butts Road is situated 1 mile away from Junction 15 of the M4 motorway, on the A346 Swindon to Marlborough road.

DESCRIPTION

Butts Business Centre provides a mix of small offices and workshop accommodation in a rural setting, yet within 1 mile of Junction 15 of the M4.

Suite D comprises 2 offices and a kitchen. There is the scope to either take down the existing stud partition to make one large open plan office, or further subdivide to create further self contained office space.

ACCOMMODATION

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

Suite D	554 sq ft
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LEASE TERMS

Please contact the agents for further information.

RENT

£10,000 per annum exclusive.

VAT

VAT is not applicable to the rent.

SERVICE CHARGE AND INSURANCE

In addition to the rent, the tenants are responsible for the estate service charge which is approximately £130 per month which includes for electricity consumption which is currently sub metered, gas consumption, building insurance and external security lighting and CCTV.

BUSINESS RATES

All units qualify for Small Business Rates Relief, subject to local authority terms.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available upon request.

LEGAL COSTS

The tenants will be responsible for one off charge of £595, plus VAT for registration of the lease, if this route is followed. There is no registration fee for a Tenancy at Will.

VIEWING AND FURTHER INFORMATION

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

Ralph Wells
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11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited, Building 2A, D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



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