



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Clearwater Business Park

Frankland Road

SN5 8YZ

Guide Price £275,000

Unit 11, Clearwater Business Park, Frankland Road, Blagrove, Swindon, SN5 8YZ

The commercial property comprises an end-of-terrace unit of steel frame construction, with brick and profile metal sheet clad elevations beneath an insulated metal sheet roof. The eaves height is approximately 5.65m, and access is provided via a single sectional loading door measuring 3m wide by 4.8m high. The unit was constructed in the mid-2000s.

Approximately 50% of the ground floor has been fitted out as office space, including a reception area to the front, with WC facilities and a kitchenette to the rear. A staircase from the reception leads to a mezzanine level, which provides a further meeting room along with an open, timber-decked storage area.

Externally, the property benefits from two parking spaces located to the front of the unit, adjacent to the loading access.

The permitted uses are within classes B1, B2 and B8.

Service Charge - £628.00 Quarterly

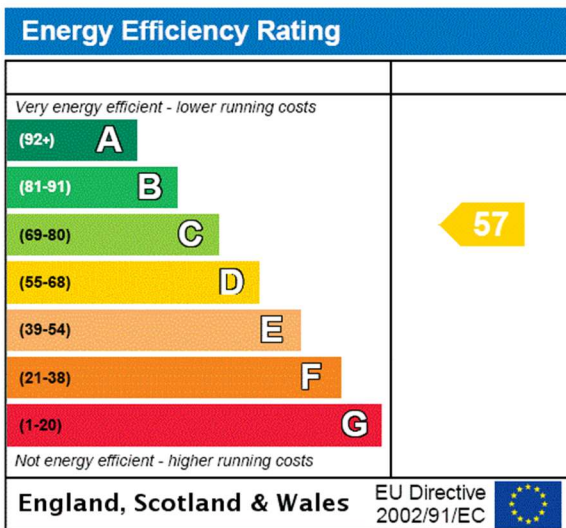
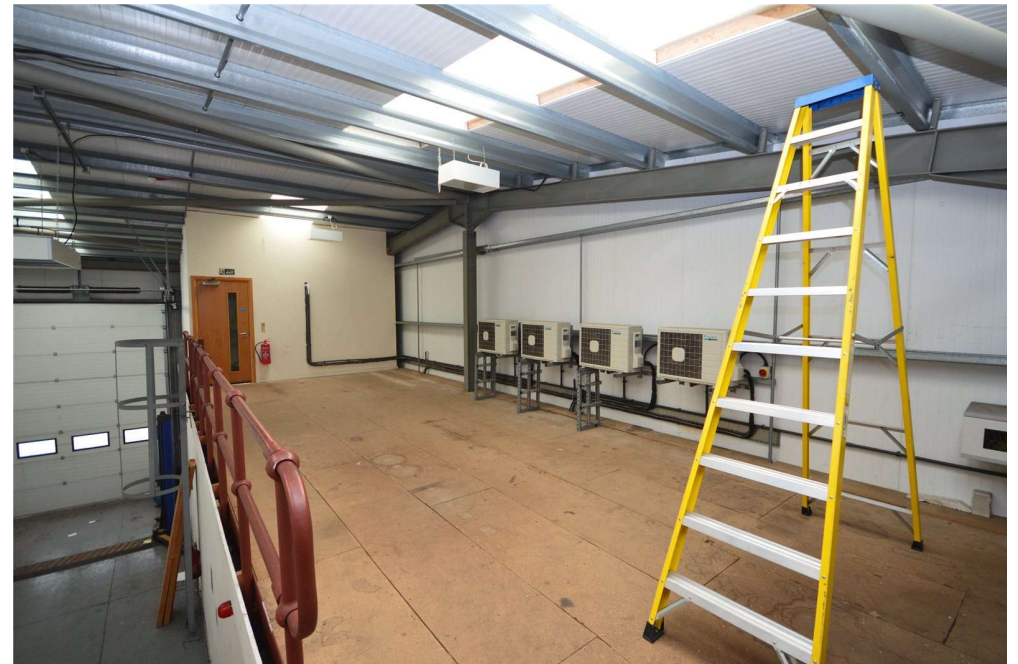
Ground rent - £100.00 Annually

GROUND - WAREHOUSE 640 sq ft

GROUND - RECEPTION, OFFICES, KITCHEN & WC 770 sq ft

1ST - MEZZANINE & OFFICE STORAGE 748 sq ft





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.