

SMETHURST

TO LET

UNIT 2 (GROUND / FIRST FLOOR), PINE COURT,
KEMBREY PARK, SWINDON SN2 8AD

1,330 Sq ft (104.97 Sq m)



- > Modern mid-terrace office building over 2 floors
- > 3 on site car parking spaces
- > High quality fit out in place
- > Good access to the A419 / M4
- > Onsite nursery, sandwich bar and hotel

LOCATION

Kembrey Park accommodates a mix of large and small occupiers, including Smiths News, and the Pure Offices business centre.

The Park is located approximately 1.5 miles northeast of Swindon town centre, just off the Great Western Way/ Cirencester Way dual carriageway. The A419 lies less than 3 miles to the north and east, providing access to Junction 15 to the south and Cirencester/Gloucester to the north. Swindon railway station, with regular services to London Paddington in under 50 minutes, is within 2 miles.

On-site amenities include a Premier Inn, Brewers Fayre pub, sandwich shop, nursery, with a wide range of retail and leisure facilities nearby.

DESCRIPTION

Unit 2 Pine Court is a modern two-storey mid-terrace office located within Kembrey Park.

Key Features:

- High-quality fitted office accommodation
- Ground floor meeting rooms
- Open-plan layout finished to a high standard
- 3 allocated parking spaces
- WC facilities on both floors and ground floor kitchenette.

ACCOMODATION

The following floor areas have been provided on a Net Internal Area (NIA) basis and are approximate.

Building	Sq ft	Sq m
Ground	1,330	104.97
Total	2,013	187

LEASE

The premises are being offered by way of a new effective full repairing and insuring lease via a service charge for a term to be agreed.

RENT

The quoting rent is £18.50 per ft² per annum exclusive of business rates, service charge and VAT.

There is also an Estate Charge payable of £1,382.84 per annum plus VAT payable on a quarterly basis.

BUSINESS RATES

The Valuation office Agency website lists the property as "Offices and Premises" with a rateable value of £16,250 from 1st February 2026. This is not the amount payable

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is D.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent.

ANTI-MONEY LAUNDERING REGULATIONS

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

For further information or to arrange an inspection, please contact the agents;

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