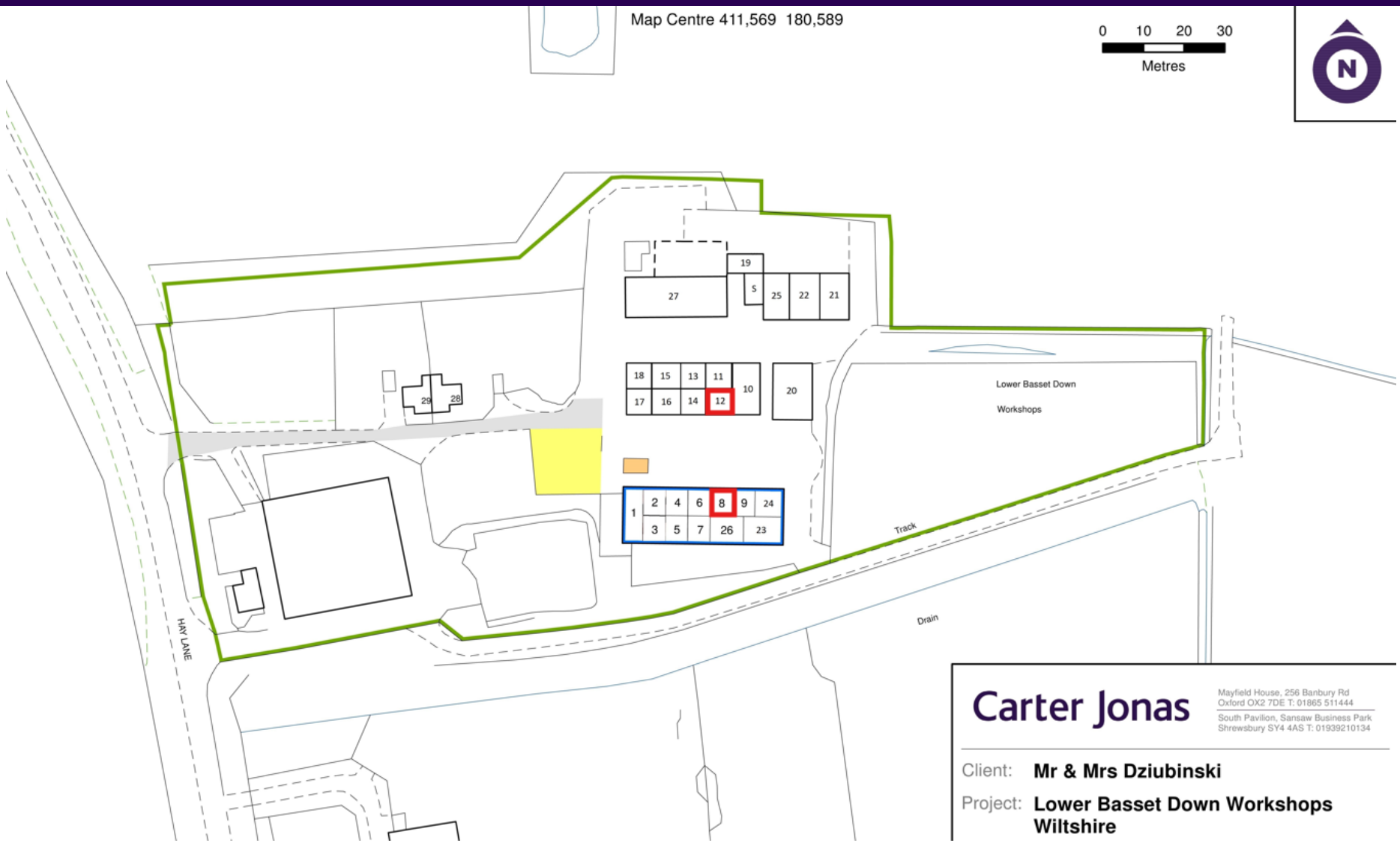
TO LET

Carter Jonas



LOWER BASSET DOWN WORKSHOPS
SWINDON
SN4 9QP

Workshop / industrial units

- 402 sq. ft – 431 sq. ft / 37.35 sq. m – 40.04 sq. m
- Flexible terms available
- Suitable for B2 / B8 use

LOCATION

Located between Junctions 15 and 16 of the M4 motorway, Swindon is a major conurbation having a population of approximately 180,000. Lower Basset Down is located approximately 2 miles south of Junction 16 of the M4 on Hay Lane.

DESCRIPTION

The units are of metal frame construction with block and timber clad elevations. On-site parking facilities are available (subject to availability). Male and female WC are available for communal use by all occupiers.

ACCOMMODATION

Available unit:

- Unit 8 – 407 sq. ft / 37.81 sq. m.
- Unit 12 – 402 sq. ft / 37.35 sq. m.

DEPOSIT

A deposit of 3 months' rent plus VAT is payable in advance of taking occupation.

TERMS

The units are available on flexible terms. The landlord provides a standard excluded lease which allows very early occupation. There is a charge of £200.00 for lease administration payable by the tenant.

CONTACT DETAILS

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RENT

Unit 8 - £3,675 per annum all-inclusive plus VAT
Unit 12 - £3,650 per annum all-inclusive plus VAT

Rents are payable monthly in advance by bankers standing order.

BUSINESS RATES

Please contact the Local Authority for the current rateable value.

Small business rates relief may apply. Applicants are advised to contact the Local Authority direct for confirmation of these figures.

SERVICE CHARGE

The rent is inclusive of the service charge which water, repairing and maintaining the common parts of the Estate, other services which serve the Estate and repair and maintenance of the structure of the premises.

The Landlord arranges the buildings insurance.

Electricity is charged quarterly, based on usage.

Figures are approximate and for guidance only and may vary.

VAT

All prices quoted are exclusive of VAT where applicable.

EPC

EPC – not applicable

IMPORTANT INFORMATION

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