TO LET

15, 16 & 17 LOTMEAD BUSINESS VILLAGE • WANBOROUGH • SWINDON • SN4 0SN

Whitmarsh Lockhart

Commercial Property Advisors

47 - 202 sq m
510 – 2,190 sq ft

- **CHARACTERFUL OFFICE SPACE**

- **AVAILABLE SEPARATELY OR COMBINED**

- **SET WITHIN PLEASANT RURAL SURROUNDING**

- **EXCELLENT PARKING PROVISION**

- **M4 JUNCTION 15, 3 MILES**

Location

Lotmead Business Village is located north of Wanborough Village. Benefitting from excellent transport links the business centre is approximately 3 miles from Junction 15 of the M4 motorway via the A419 dual carriageway and 3.5 miles east of Swindon town centre. There is also easy access to Cirencester and the M5.

Description

Lotmead Business Village is an excellent conversion of Victorian farm buildings into a courtyard development of modern, open plan office space.

Internally the accommodation benefits from air conditioning heating, night storage heaters, a small kitchenette and male and female WC facilities.

Being in the centre of a working dairy farm provides an element of interest, and staff can walk around the farm and surrounding land.

Accommodation

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

Area	Sq m	Sq ft
15 Lotmead	65.9	710
16 Lotmead	47.4	510
Sub Total	113.3	1,220
17 Lotmead	90	970
Total	202	2,190

The premises are available separately or combined.

Tenure

The premises are available by way of a new lease with the landlord, for a term to be agreed.

Quoting Terms

Please contact the agents for further information on the quoting terms.

Business Rates

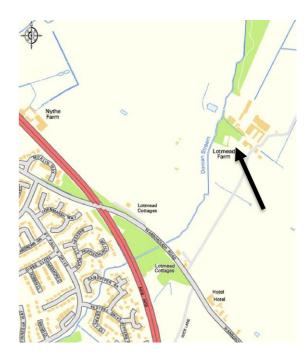Please contact the agents for further information.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.

Contacts

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

Miles Cross MRICS
01793 544840 · miles@whitmarshlockhart.com

Whitmarsh Lockhart
Commercial Property Advisors
01793 541000
www.whitmarshlockhart.com