

# To Let

**SUITE C2, BUTTS BUSINESS CENTRE, BUTTS  
ROAD, CHISELDON, SWINDON, SN4 0PP**

**192 ft<sup>2</sup>** 17.84 m<sup>2</sup>



Office suite To Let in a rural setting

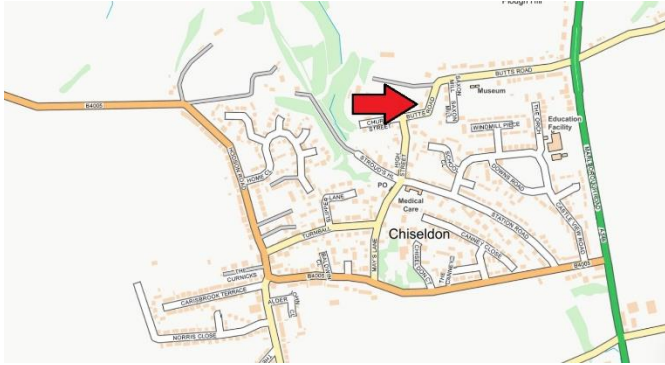
Within 1 mile of Junction 15, M4 motorway

Flexi terms to be agreed

## 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.

The Suite is on the first floor of the industrial premises offering fluorescent strip lights, carpeting, gas fired central heating, double glazed uPVC windows, shared WC and kitchenette area.

## Accommodation

The property has been measured on gross internal basis and found to provide the following approximate areas:

**17.84 m<sup>2</sup>      192 ft<sup>2</sup>**

## Lease Terms

Suite C2 is being offered on flexible terms which will be either a Tenancy at Will or Lease for minimum term of 12 months. The rent is exclusive of the estate service charge and building insurance.

The rent is £4,500 per annum exclusive. £375 per month.

The rent is to be paid monthly in advance together with an initial deposit of 6 weeks rent - £563.

## 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 £90 per month which includes for electricity consumption which is currently sub metered, gas consumption,

building insurance and external security lighting and CCTV.



## Business Rates

The premises are assessed as offices and premises with a rateable value of £2,200.

Small Business Rates Relief will apply for qualifying tenants.

## Energy Performance Certificate

An Energy Performance Certificate is not currently required as the property is regarded exempt as a "building of low energy demand"

## 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

For further information or to arrange an inspection, please contact:

Melisha Dias, Graham + Sibbald

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Date August 2022

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