

**22 BOROUGH FIELDS, ROYAL WOOTTON
BASSETT, SWINDON, WILTSHIRE, SN4 7AX**



RECENTLY REFURBISHED OFFICES

77 M² (825 FT²)

MODERN OPEN PLAN ACCOMMODATION

ALLOCATED CAR PARKING

FLEXIBLE TERMS AVAILABLE

Location

Borough Fields is a courtyard style shopping centre, anchored by Sainsburys and located in the heart of Royal Wootton Bassett.

The town centre is located approximately 1.5 miles from Junction 16 of the M4, providing easy access to the national motorway network.

Swindon is approximately 7 miles to the east, and provides direct rail access to London Paddington in approximately 1 hour.

Description

22 Borough Fields offers modern town centre office accommodation in an attractive market town setting. The self-contained offices are located on the first floor accessed by a ground floor entrance.

The offices have recently had new carpets, category 2 lighting, comfort cooling, perimeter trunking and benefit from refurbished kitchen facilities and WCs.

Accommodation

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

First Floor Offices

First Floor	76.7 m ²	825 ft ²
Total	76.7 m ²	825 ft ²

Externally, there are 2 car parking spaces allocated to Unit 22.

Rent

The accommodation is available on a new flexible lease for a term to be agreed. Please contact the agents for further information.

Business Rates

Please contact the agents for further information.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing

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

Mike Morley MRICS

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH


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January 2016



Google Maps. Not to scale, for identification purposes only

Energy Performance Certificate 
Non-Domestic Building

Retail Book Association
22 Borough Fields Shopping Centre
Wootton Bassett
SWINDON
SN4 7AX

Certificate Reference Number:
0550-0331-3400-9092-5092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

113 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 108
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
77 If typical of the existing stock



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