

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



RECENTLY REFURBISHED OFFICES

77 M<sup>2</sup> (825 FT<sup>2</sup>)

MODERN OPEN PLAN ACCOMMODATION

ALLOCATED CAR PARKING

**FLEXIBLE TERMS AVAILABLE** 

01793 541000



#### Whitmarsh Lockhart LLP

5 Stanton Court, Stirling Road, South Marston Park, Swindon, Wiltshire SN3 4YH **E** enquiries@whitmarshlockhart.com **W** www.whitmarshlockhart.com

#### 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 <sup>2</sup>	825 ft <sup>2</sup>
Total	76.7 m <sup>2</sup>	825 ft <sup>2</sup>

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**

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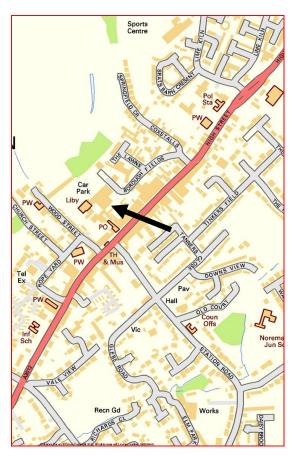




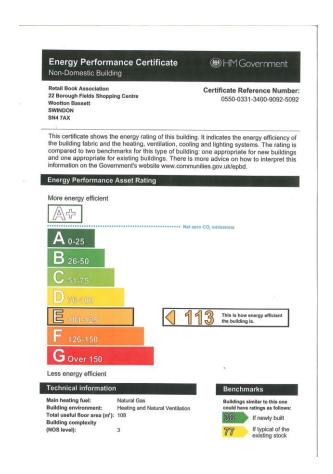
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Commercial Froperty Advisors



Google Maps. Not to scale, for identification purposes only



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