



## 22 Borough Fields

Royal Wootton Bassett, Swindon, SN4 7AX

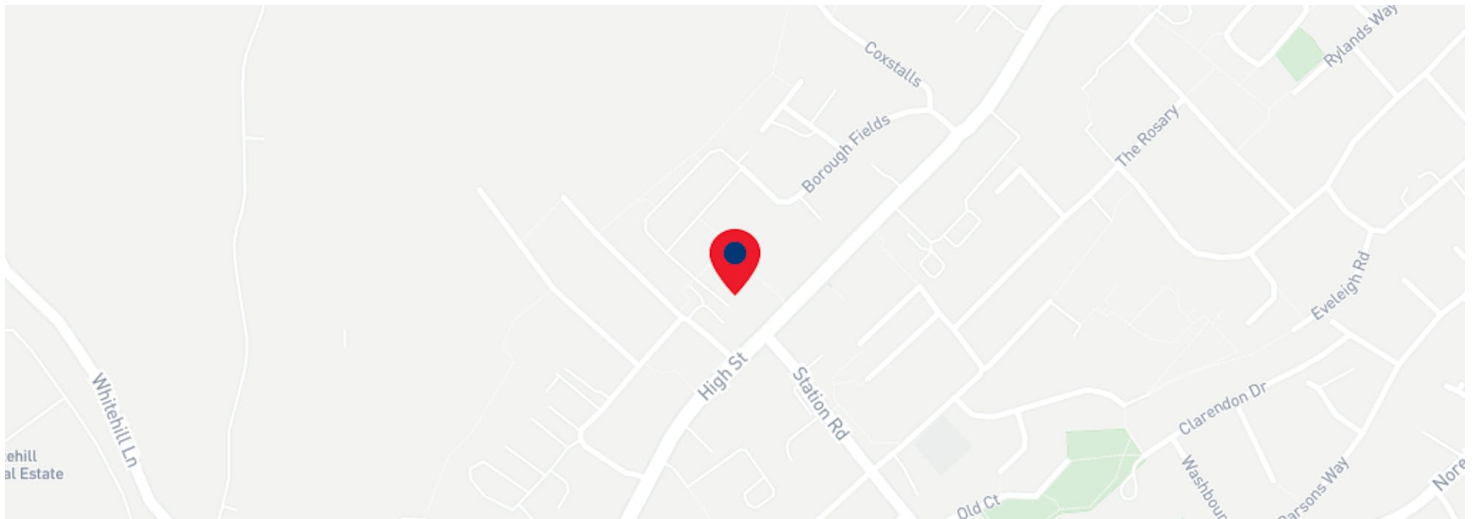
**SELF CONTAINED OFFICE  
SUITES WITH MODERN OPEN  
PLAN ACCOMMODATION**

**826 sq ft**  
(76.74 sq m)

- SELF CONTAINED OFFICE SUITE
- MODERN OPEN PLAN ACCOMMODATION
- FLEXIBLE TERMS AVAILABLE
- LOCATED IN THE HEART OF THE TOWN CENTRE

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## Summary

Available Size	826 sq ft / 76.74 sq m
Rent	£12.50 per sq ft per annum exclusive
Rateable Value	£5,900
Rates Payable	£2,944.10 per annum
Rates Comment	Small Business Rates Relief may apply
Service Charge	£1,887.07 per annum
EPC	D (85)

## 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.

## ///what3words

<https://what3words.com/division.hazel.remotest>

## 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

The accommodation comprises of the following:

Name	sq ft	sq m
1st	826	76.74

## Viewings

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



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