

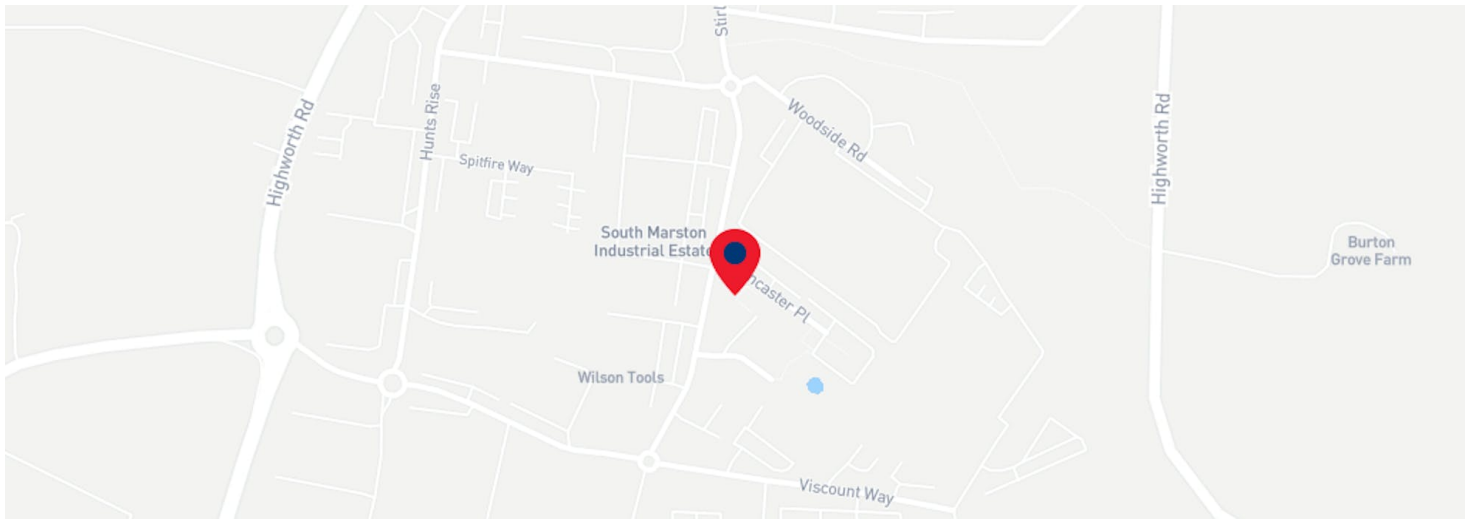


**11 Copse Farm Business Park, South Marston Park
Lancaster Place, Swindon, SN3 4UQ**

**MODERN OFFICE PROPERTY ON
AN ESTABLISHED BUSINESS
PARK WITH 11 CAR PARKING
SPACES**

**3,142 sq ft
(291.90 sq m)**

- MODERN OFFICE PROPERTY
- ATTRACTIVE BUSINESS PARK LOCATION
- CLOSE TO A361/A419/A420/M4 JUNCTION 15
- 11 CAR PARKING SPACES
- SELF CONTAINED



Summary

Available Size	3,142 sq ft / 291.90 sq m
Rent	£16.50 per sq ft
Price	£500,000.00
Rateable Value	£37,000.00
Rates Payable	£18,463 per annum
EPC	C (58)

Location

The property is prominently located at the junction of Lancaster Place and Stirling Road within Copse Farm Business Park, a small mature landscaped office development in South Marston Park. The property is located close to the entrance of the estate from the Vickers roundabout on the A361 via Viscount Way then Stirling Road.

South Marston Park itself is very well located in a strategic transport hub close to the A419, A420, Junction 15 of the M4 and is 5 miles from the town centre.

///what3words

<https://what3words.com/tragedy.utter.swerving>

Description

The recently refurbished property comprises a detached self-contained two storey office building benefitting from the following specification:

- Fitted kitchenette
- 11 car parking spaces
- Gas fired central heating
- Double glazed opening windows
- WCs on each floor

Anti-Money Laundering Regulations

A prospective purchaser or tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

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



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