



## 24 Borough Fields

Royal Wootton Bassett, Swindon, SN4 7AX

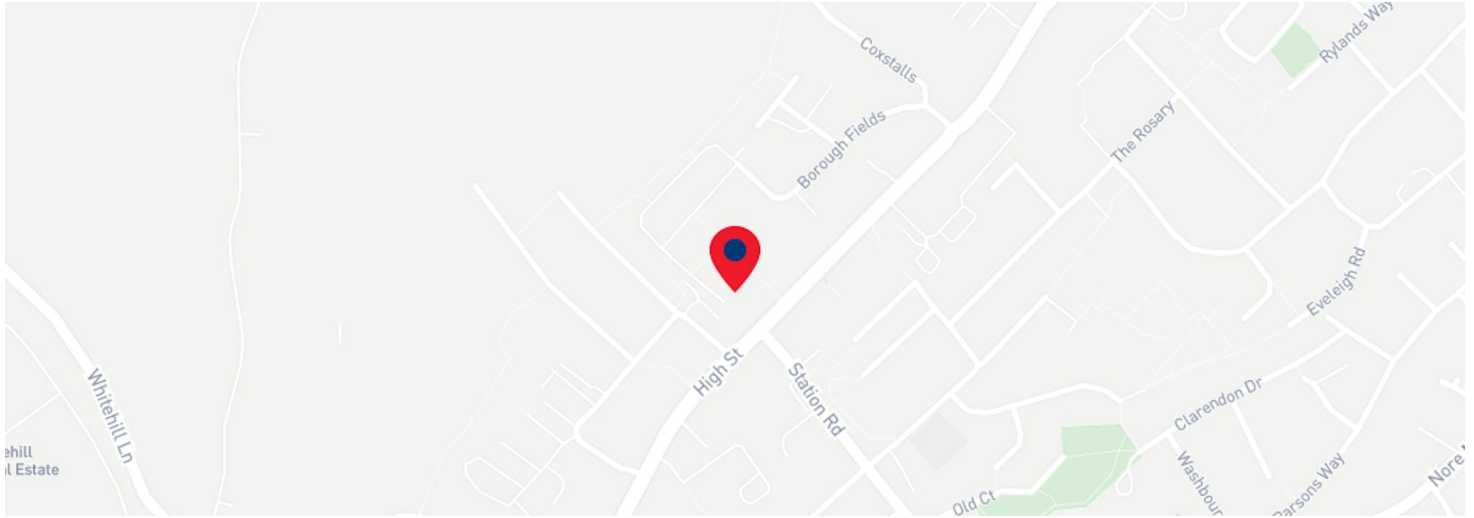
**SELF CONTAINED OFFICE SUITE  
LOCATED IN THE HEART OF THE  
TOWN CENTRE**

**757 sq ft**  
(70.33 sq m)

- MODERN TOWN CENTRE OFFICE IN AN ATTRACTIVE MARKET TOWN SETTING
- OPEN PLAN ACCOMMODATION
- FLEXIBLE TERMS AVAILABLE
- SELF CONTAINED SUITE

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## Summary

Available Size	757 sq ft / 70.33 sq m
Rent	£12.50 per sq ft Per annum exclusive
Business Rates	Please contact the Agents for further information
Service Charge	£1,918.64 per annum
EPC	D (81)

## 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

24 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.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
1st - First Floor	757	70.33
<b>Total</b>	<b>757</b>	<b>70.33</b>

## Viewings

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



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