



## 25 Borough Fields

Royal Wootton Bassett, Swindon, SN4 7AX

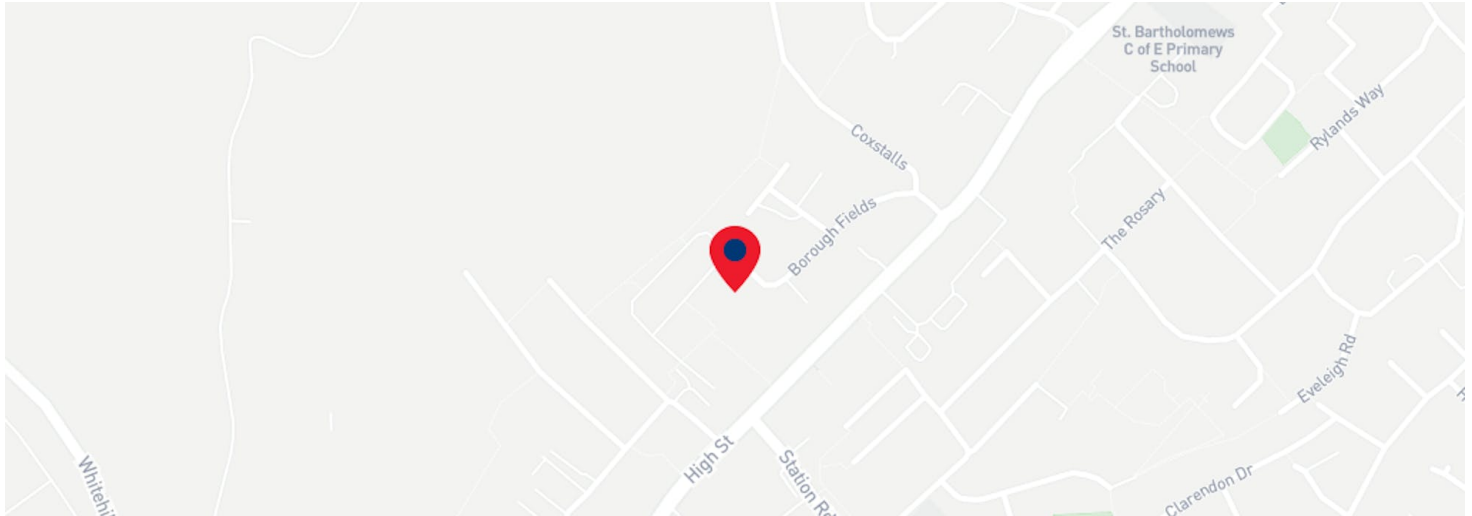
### **MODERN OPEN PLAN OFFICE ACCOMMODATION**

**845 sq ft**  
(78.50 sq m)

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

# 25 Borough Fields

Royal Wootton Bassett, Swindon, SN4 7AX



## Summary

Available Size	845 sq ft / 78.50 sq m
Rent	£12.50 per sq ft per sq ft per annum exclusive
Business Rates	Please contact the Agents for further information
Service Charge	£1,887.07 per annum
EPC	C (60)

## 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

25 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	845	78.50
<b>Total</b>	<b>845</b>	<b>78.50</b>

## Viewings

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



### Miles Cross MRICS CIWFM

01793 544840 | 07464 547919  
miles@whitmarshlockhart.com