



TO LET

Gemini House

Hargreaves Road, Groundwell, Swindon SN25 5AZ

Individual Office Suites – from approximately 200-4,150 sq ft



Location

Gemini House is located on Groundwell Industrial Estate in Swindon, a prominent business destination. Occupants of the estate include Howard Tenens, Europcar, Scotts, BD Automotive, Shaker Kitchens, and Hacklings Transport. The multi-occupied offices are just a short walk from a Co-op local supermarket and the building is opposite the estate café.

Further retail and leisure facilities are close by with Aldi, two pubs and a David Lloyd Healthclub at Gateway North, as well as the Orbital Shopping Centre on Thamesdown Drive approximately 5 minutes away.

Gemini House is only a short distance from the A419, offering quick access to the M4 and Cirencester. Swindon town centre is around 3 miles south of Gemini House, with Swindon train station offering regular high-speed train services to London and Bristol.



M4 – J15



5 miles south

M4 – J16



6 miles west

Swindon
▼
3 miles

Cirencester
▼
12 miles

Accommodation

Description

Gemini House offers a collection of well presented office suites of various sizes available individually or by combination. There are multiple kitchenettes, as well as plentiful male and female wc's, all of which are situated throughout the communal areas.

Gemini House offers secure 24 hour access and security, including CCTV surveillance. The site is serviced by a manned reception and provides occupiers with a meeting room to hire on an hourly basis.

There is also a quiet and relaxing central courtyard for tenants to enjoy.

Car Parking

There is plentiful free parking for occupiers of the building.

In addition, there are nearby bus connections to Swindon town centre.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation	Sq ft	Sq m
Ground Floor Suite E5	610	56.7
Ground Floor Unit 1	1,698	157.7
First Floor Suite A8	4,150	385.53

The above represents the current availability at Gemini House.

Suite A8 is capable of sub-division for individual occupiers and suites from approximately 500 sq ft can be created.

Bus Stop – 1/3 mile



Estate cafe



Open plan layout



Plentiful onsite parking



On site Building Manager



Kitchenettes



WC facilities



Planning | Rates | EPC | Terms

Planning

The suites have Class E planning consent allowing occupiers to use the premises for offices and a variety of other uses.

An occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Office Agency describes the premises as “Offices.” each area is separately assessed meaning many occupiers will qualify for Small Business Relief so no Business Rates will be payable.

Further details are available for the Letting Agents .

The occupiers may qualify for small business relief thus reducing their rates payable and interested parties should make their own enquiries to Swindon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is D(78) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The suites are available by way of new leases for a minimum term of 12 months at rents of £14.00 per sq ft plus building service charge and utilities.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references will be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a Rental Deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/90658

Date: November 2022

Subject to Contract



James Gregory

01793 428106

07917 188006

jgregory@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS



