



Buy your own
high quality, self
contained office

for as little as
£97,000 PLUS VAT

- OWN FRONT DOOR
- AIR CONDITIONED
- ALLOCATED PARKING
- SELF CONTAINED WC
- KITCHENETTE WITH REFRIGERATOR AND MICROWAVE OVEN
- FULLY CARPETED
- ON-SITE SECURITY
- LANDSCAPED ENVIRONMENT
- ATTRACTIVE AND ESTABLISHED BUSINESS PARK



www.shrivenham100.com

A joint development by Denton and Gibson Limited and Checkmore Limited

Shrivenham Hundred Business Park is delighted to offer a unique opportunity to purchase new offices of the highest standard on a quality out-of-town business park and in an extensive landscaped setting. With only 12 suites available, now is the ideal time to make the change from office rental to investment in office ownership.

Location

Shrivenham Hundred Business Park is located on the A420 Swindon to Oxford road, approximately 9 miles to the east of Swindon. The A419 dual carriageway provides direct access to Junction 15 of the M4 to the south and the M5 to the north.

The adjoining villages of Shrivenham and Watchfield provide local facilities and services and the Park is serviced by a recently opened catering facility.

Description

Shrivenham Hundred Business Park is home to a wide variety of businesses from small manufacturers to high technology companies and those within the service sector. The overall design produces a spacious feel with all units having dedicated car parking integrated within the landscaping. The units available to purchase are unlike anything else available in the local office market.

Basis of Disposal

The units are available to purchase on a long leasehold basis, subject to an annual ground rent of £200 exclusive. All prices quoted on this brochure are subject to the addition of VAT.

Service Charge

There will be an estate service charge applicable to the units which will cover external window cleaning, external maintenance of the building, building insurance, landscaping and site security and estate signage.

Business rates

Please contact the agents for further information.

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.



Availability

Ground Floor

Suite	Size	Price
29a	518ft ²	£97,000
29b	527ft ²	£99,000
30a	518ft ²	Phase 2
30b	527ft ²	Phase 2
31a	518ft ²	£97,000
31b	527ft ²	£99,000
32a	518ft ²	Phase 2
32b	527ft ²	Phase 2

First Floor

Suite	Size	Price
29c	1,008ft ²	£186,000
30c	1,008ft ²	£186,000
31c	1,008ft ²	Phase 2
32c	1,008ft ²	Phase 2



Viewing

To arrange a viewing and for further information please contact the Estate Office on **01793 783686** or the agents:



Misrepresentation Act. These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Brochure compiled October 2007.