

20 years of Shrivenham Hundred Business Park



On 23rd Sept, the developers of Shrivenham Hundred Business Park, Checkmore Ltd and Denton and Gibson Ltd, celebrated the 20th Anniversary of the park. The celebrations coincided with the completion of the last phase of the development and was attended by local dignitaries, the park's occupiers and local business professionals.



Graham Denton of Denton and Gibson Ltd and Chris Solly of Checkmore Ltd with the cake marking the 20th anniversary of Shrivenham Hundred.

20 years ago the site, which was known as Arnham Camp, was purchased at auction from the MoD and the developers have not looked back. The name Shrivenham Hundred originated from historical maps naming the area the Hundreds and also the original planning permission allowed for the development of 100,000ft².

The park has grown over the years and is now home to some 50 companies. The park has been developed in phases, and whilst the successful concept and appearance of the buildings have remained much the same, the quality of the product has evolved from single storey business units to the high quality two storey

office units that have just been completed. The extensive mature and well maintained landscaping is also a strong feature of the park which is enjoyed by the occupiers.

The developers have also introduced additional amenities in the area with the development of the nearby roadside site, which now contains a Co-op store and retail units, family pub and restaurant and a drive thru McDonalds. Further improvements continue at the park where currently a new park administration block is being built and early in October the park will see the arrival of Fancy Tea? who will be operating a catering facility from purpose built premises.



Guests enjoying the buffet lunch.

Developments and availability at Shrivenham Hundred



The newly completed units 85-90

The most recent addition to the park is the completion of Units 85-90 which provide occupiers with the option of good quality office or business unit style accommodation. Each unit comprises 2,500ft² of accommodation over two floors,

which can be combined to provide a unit of up to 15,000ft². Internally, the units can be finished to a high standard modern office specification which includes suspended ceilings with recessed category 2 lighting, air conditioning, perimeter trunking and

kitchenette facilities. Alternatively, the units can be finished to a bespoke specification to accommodate individual company's requirements.

The units are available to rent by way of new leases direct with the landlords, for terms to be agreed. Alternatively, the units are available to purchase by way of new 999 year long leasehold interests. Future office development is planned for the park and the developers would be pleased to discuss individual's requirements in more detail to see how these could be accommodated.

For further information on the current availability within the park and planned future phases, please contact the joint agents: Whitmarsh Lockhart 01793 541000 or King Sturge 01793 533155.

A-day approaching

New properties at Shrivenham Hundred have always been available to rent or buy. Many have been purchased through SIPPS and SAPPs, where small companies and private individuals purchase the property as an investment in their self-administered pension scheme, which is then either rented to their own company or offered for rent in the open market. Owning a property under this route has distinct tax and funding advantages. Under current pension arrangements to trustees, self-invested personal pensions can borrow up to 75% of the value of the property. From 6th April 2006 however the rules for SIPPS and SAPPs will be changing and whilst borrowing will still be allowed, borrowings will be limited to 50% of the scheme's assets.

Individuals and partnerships who are considering purchasing a

commercial property will therefore need to act before April 2006 if they want to purchase a new property at Shrivenham in their personal pension, with the benefit of up to 75% borrowing. It is recommended that purchasers who are interested in purchasing property under a SIPP or SAPP seek independent financial advice.

If you are interested in purchasing a new vacant property in this manner, rental guarantees may be available from the developers for a limited period.

OFFICE / BUSINESS UNITS
FOR SALE / TO LET

2,500 - 15,000 SQ FT 232 - 1,393 SQ M

85-90 SHRIVENHAM HUNDRED BUSINESS PARK

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