



TO LET (may Sell)

Tel: 0117 984 8400

Offices at Middle Green Lane, Dauntsey, Wiltshire, SN15 4HY

Modern Self-Contained Offices

1,661– 3,322 sq ft (154.31 – 308.62 sq m)



- 2 x Self-Contained Office Blocks
- Modern offices
- 6.5 miles from Junction 17 of the M4
- 12 Miles from Swindon



LOCATION

The property is located on Middle Green Lane in the small village of Dauntsey and benefits from been in a quiet residential area. Local transport links include Junction 17 of the M4 Motorway some 6.5 miles west, Swindon 12 miles east, Chippenham 8 miles south west, and Bristol 30 miles West.

DESCRIPTION

The property comprises 2 offices blocks. Both blocks are over 2 floors and benefit from a suspended ceiling with category 5 lighting, comfort cooling, raised floors, perimeter trunking in part, and open plan floor plates. There is a lift to the first floor.

SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

PLANNING / USE

B1 Business use class as Offices.

TENURE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

Both Office 1 and Office 2 comprise an approximate Net Internal Area of 1,661 sq ft. This equates to approximately 830 sq ft per floor.

PARKING

Parking is provided to the front of the property with 4 spaces been offered per office block.

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries

QUOTING RENT

Available on request

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

EPC

Available on request.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agent:

Robert Brophy BNP Paribas Real Estate

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May 2017

SUBJECT TO CONTRACT

