

TO LET: OFFICE SPACE

The Boathouse, Uffcott Rural Business Park

Broad Hinton, Wiltshire

Wroughton – 4 miles

Royal Wootton Bassett – 6 miles

Swindon – 6 miles

(Distances are approximate)

Rent: £400 pcm

Introduction

The Boathouse provides a unique opportunity for a business to occupy a beautifully converted farm building at Uffcott Rural Business Park, near Broad Hinton. The Property is situated a few minutes from the A4361 Wroughton to Avebury road, offering excellent links to Swindon and Marlborough. It is set in a beautiful country location on a quiet rural business park; viewing is highly recommended.

The Boathouse benefits from planning consent allowing it to be used for 'B1 Business Use' as an office or for light industrial use. It is one of a collection of buildings converted on this farm and is sited adjacent to other buildings occupied by small enterprises. The Boathouse amounts to approximately 398ft² (37m²) in total and includes a small kitchenette and WC facilities.

Tenure

The Property is to be let under the Landlord and Tenant Act 1954 [contracted out of Sections 24 to 28]. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 5 years with a break clause for either party at the start of year 3. The Landlord and Tenant will each pay 50% of the solicitors' costs for the preparation of the Lease. The Tenant will be expected to take on the Property with Internal Repairing Terms, with the rent will be payable monthly in advance.

The building will be let as seen; any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy.

Access/Parking

The Tenant will have use of a car parking area hatched on the map in brown



Services

An annual service charge (currently £4/ft²) will be payable by the Tenant towards heating, lighting, rubbish collection and water use at the Unit. Basic kitchen and WC facilities are in place. The Property has telephone lines, Cat 5 cabling and broadband access, the tenant will be responsible for all outgoings in connection with these services.

Energy Performance Certificate

Further information is available from WebbPaton by request.

Town and Country Planning

A copy of the East Wiltshire District Council's Planning Permission is available from the agents.

Business Rates

The Tenant will be responsible for paying the business rates during the tenancy.

Value Added Tax

The building is registered for VAT and this will be payable in addition to rent and other charges.

Viewing

Viewing is strictly by appointment through the agents. Please ring 01793 842055 or email post@webbpaton.co.uk to make an appointment.

Directions

From the A4361 heading South from Wroughton towards Avebury, take the left hand turn signposted to Uffcott. Approximately one mile after the turning, drive around a bend to your left and Uffcott Rural Business Park is shortly afterwards on your right. The postcode is SN4 9NB.

The what3word location is:

<https://w3w.co/modes.bump.scuba>

The Boathouse

Uffcott Rural Business Park, Broad Hinton

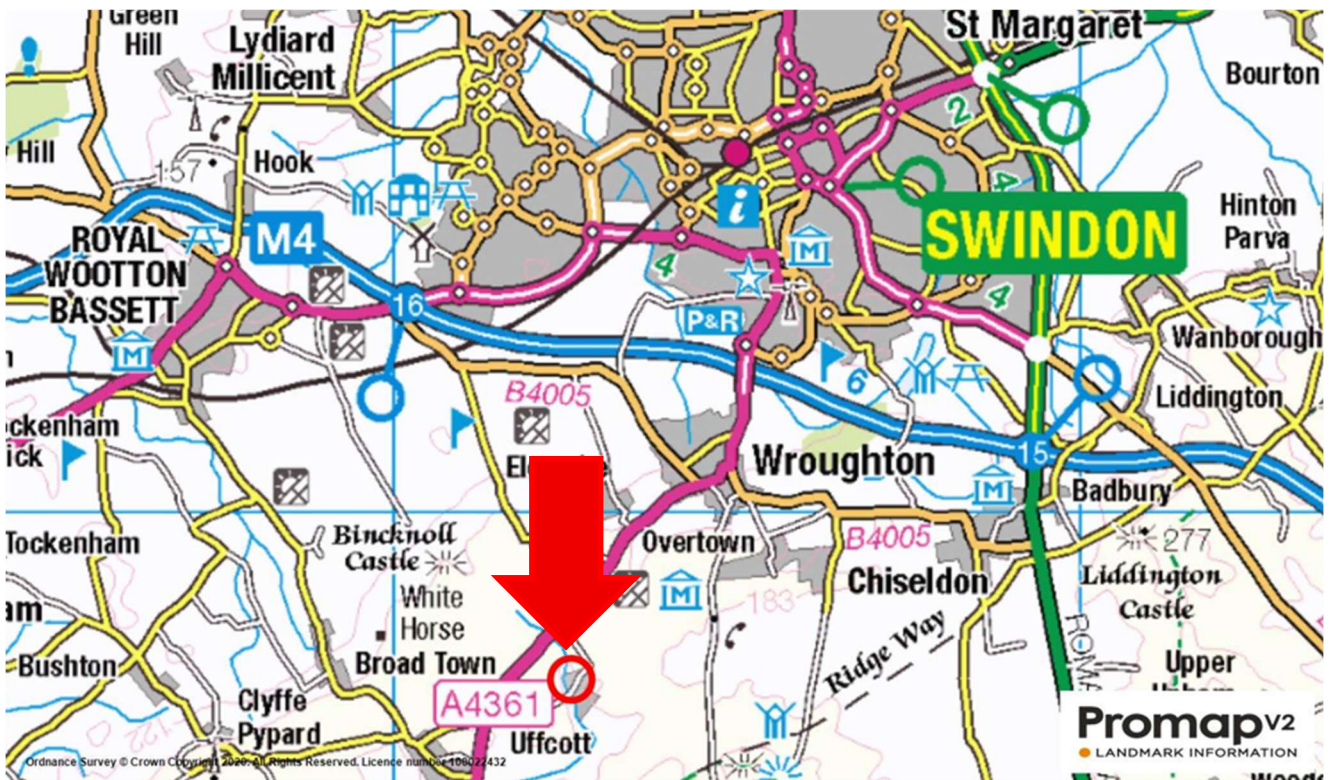
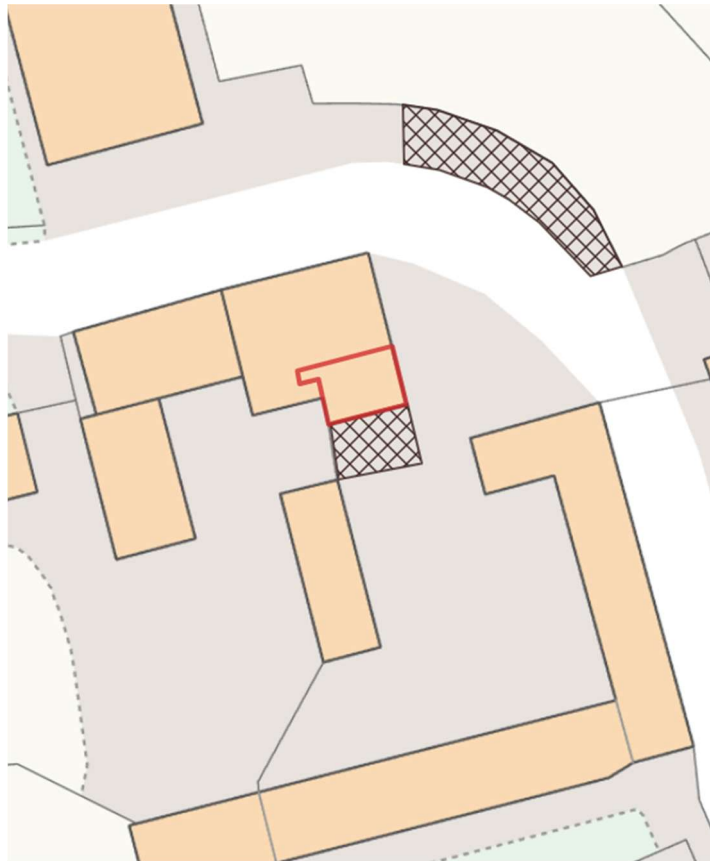


IMPORTANT NOTICE

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- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
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- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers
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