

# FOR SALE



## Wiltshire Court, Farnsby Street, Swindon, SN1 5AH



### 43,568 SQ FT (4,047.5 SQ M)

Prominent town center location, just a 10-minute walk from the Station

Potential for refurbishment, or residential conversion under PDR (STP)

Adjacent buildings already converted to residential use

43,568 SQ FT (Gross Internal Area)

19 Undercroft car parking spaces

Current income of £83,350 pa

Close to all town center amenities

**Smethurst Property Consultants**

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## 01793 847 470

## LOCATION

The town of Swindon is strategically located north of the M4 in Wiltshire, approximately 35 miles east of Bristol, and 70 miles west of London, and has a resident population of c.180,000 people.

Wiltshire Court is a prominent office building situated within Swindon town center, immediately adjacent to the main retail core, and two multi-storey car parks.

The building is situated within a 10-minute walk of Swindon railway station (London Paddington circa 50 minutes), and with easy access to the M4 motorway at Junctions 15 (eastbound) and 16 (westbound)

## DESCRIPTION

Wiltshire Court comprises a modern purpose-built office building with brick faced elevations, providing open plan accommodation on ground and 5 upper floors.

Amenities include a manned reception area leading to 2 passenger lifts, part air-conditioning, perimeter trunking, and suspended ceilings with a mix of inset Category 2, LG3, and LED lighting.

The building benefits from undercroft parking for 19 cars

## LOCAL CONTEXT

The area around Wiltshire Court has undergone considerable change in recent years, with a number of the neighboring office buildings having been successfully converted to residential use under Permitted Development Rights. Wiltshire Court is believed to be suitable for conversion to alternative use, subject to consent

## ACCOMODATION

A measured survey and floor plans are available upon request

## TENURE

The property is offered for sale freehold, subject to the existing tenancies to The Pluss Organization and Intrinsic Financial Services Ltd as set out below. In addition, there are two mobile phone masts located on the roof of the building.

- Part 1st floor 2,416 Sq ft let to the Pluss Organization CIC at £30,200 P.A. Lease expiry 31/05/2021.
- Fourth Floor East Let to Intrinsic Financial Services Ltd at £53,150 P.A. Lease expiry 31/05/2021.
- There are 2 telecoms masts sited on the roof of the building and the lease is for a term of 99 years from 22nd November 2019 at a peppercorn rent.

**Important:** Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

## PRICE

We are instructed to seek offers in the region of **£3,500,000** for the freehold interest.

## BUSINESS RATES

Further details on request

## EPC

The building is assessed in Band D-86.

## VAT

It is envisaged that the transaction will be treated as a TOGC.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## LOCATION



For further information please contact:

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Or

**Avison Young (Bristol)**

**Paul Williams**

**Tel: 0117 988 5301**

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