

TO LET

Hanger C2, Wroughton Airfield, Orbital Road, Wroughton, Swindon, SN4 0QZ



9.2m Minimum Eaves Height
Access to J15 just 5.1 miles away
High level sodium lighting and heating
Attractive rental terms
Secure site
Flexible lease terms

Smethurst Property Consultants

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Description

The premises comprise a self-contained Hangar. The rectangular hangar is free of any central columns and benefits from sliding doors at either end (23.9m wide) and an internal minimum eaves height of 9.2m. The hangar benefits from high level sodium lighting and oil-fired heating.

The premises is currently fitted out as a Go Karting centre but could be suitable for alternative uses subject to planning.

Situation

Hangar C2 is situated approximately 4 miles south of Swindon and has the benefit of good access via the B4005 (Brimble Hill) and Comet Way. Junction 15 of the M4 is just 5.1 miles away.

Accommodation

Area	Sq Ft	Sq M
Main Building	46,755	4,343
Offices	2,274.33	211.29
Total	49,029	384.65

Rent

The property is available at a rent of **£195,000** per annum exclusive of VAT, business rates and estate service charge

Rateable Value

The rateable value is £75,000 as of April 2017. Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate (EPC)

An EPC will be provided upon request.

Legal Costs

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

Viewing

Viewing and further information is strictly by prior appointment through the agents:

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North Elevation



East Elevation



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.



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Location

