



TO LET

Apple 2

Kembrey Park, Swindon SN2 8BL

Ground Floor Offices – 3,082 sq ft (286.33 sq m) net approx



Location

Kembrey Park is home to large and small companies alike including Thames Water, Smiths News, Nationwide and Close Brothers as well as the Pure Offices business centre and smaller occupiers at Pine Court.

Situated approximately 1.5 miles to the north east of Swindon town centre, directly off the Great Western Way/Cirencester Way dual carriageway.

The A419 is less than 3 miles to the north and east providing easy access to Junction 15 of the M4 motorway to the south and Cirencester/Gloucester to the north. Swindon railway station provides regular access to London Paddington in under 50 minutes and along with the town centre is less than 2 miles away.

M4 – J15



4 miles southeast

A419



3 miles north

Swindon



1.5 miles



Accommodation

Description

Apple Walk is a development of four fully glazed two storey office buildings, set in an extensively landscaped business park.

The ground floor of Apple 2 is fitted out to a high specification to include suspended ceilings incorporating LED lighting, comfort cooling, full height glazed partitioning, raised floors, kitchen / breakout area and dedicated WC facilities.

Car Parking

There are 15 allocated car parking spaces. In addition, secure bike storage is available.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	3,082	286.33
TOTAL	3,082	286.33

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



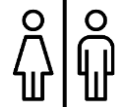
LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Office Agency website describes the property as “Offices and Premises” with a rateable value of £45,750, effective from 1st April 2023.

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

The EPC Rating is B (44) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease via service charge for a term of years to be agreed at a rent of £51,000 (approximately £16.50 per sq ft) per annum, exclusive of business rates, service charge and VAT (if applicable).

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Loveday

Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon SN2 8AD

www.alderking.com

James Gregory

01793 428106

07917 188006

jgregory@alderking.com



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Subject to Contract

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

