



alder king

PROPERTY CONSULTANTS

TO LET

Units 25/26 Shrivenham Hundred Business Park

Majors Road, Watchfield, Swindon SN6 8TZ

Offices – 1,200 - 4,800 sq ft (111 - 446 sq m) net approx

Location

Shrivenham Hundred Business Park is situated approximately 8 miles to the East of Swindon benefiting from easy access to the A420 linking to Faringdon, Swindon and Oxford and the M4, M5 & M40 motorways.

The Park has developed over the last 30 years and is a quality out of town Business Park set in extensive and mature landscaping, attracting a varied range of occupiers. Park amenities include The Deli Café and a Conference Suite.

Local facilities and amenities can be found within the nearby villages of Watchfield and Shrivenham and there is a retail scheme comprising a Marston's Public House, McDonalds, Co-op and a Subway within walking distance of the estate.

This is in addition to a very good on site café facility and additional meeting rooms which are available to hire to Park occupiers as well as an on site gym facility.

M4 – J15



10 miles south-west

M5 – J11a



36 miles north-west

Swindon



9 miles

Oxford



25 miles



Accommodation

Description




The property offers largely open plan office accommodation with some individual demountable offices and meeting rooms. The space has been refurbished to a high standard including the installation of new kitchenette facilities, new carpets, and exposed ceilings to the suites themselves. Each suite has independent access and is fully self contained.

Services

We are advised that all main services, including 3 phase electricity, 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.

Sustainability

The property has several eco-friendly features including:

-  Extensive solar panels (providing free power for 6 months per annum)
-  LED lighting
-  EV charging points

Parking

The accommodation has a total of 20 available parking spaces which are apportioned with 5 for each of the ground floor suites and 10 for the first floor suite.

Area	sq ft	sq m
Ground floor Unit 25	1,200	111
Ground floor Unit 26	1,200	111
First floor Units 25 & 26	2,400	222
TOTAL	4,800	446

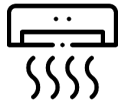
Fully accessible raised floors



Exposed ceilings



Air-conditioning



On-site 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 Vale of White Horse District Council.

Tel: 01235 422422 or www.whitehorsedc.gov.uk

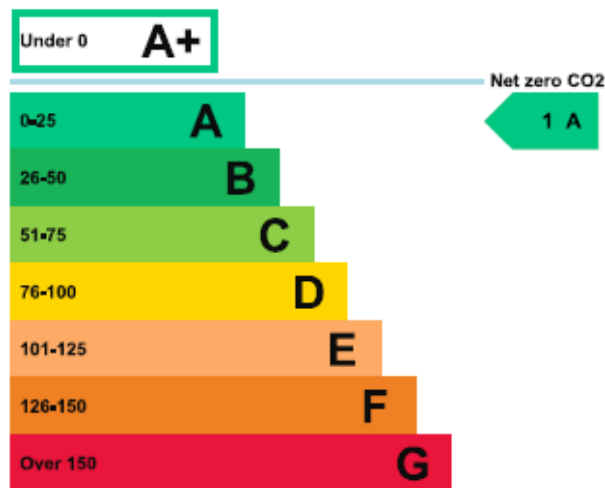
Business Rates

Interested parties should make their own enquiries to Vale of White Horse District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

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

Energy Performance Certificate



Terms

The premises are available to lease for a term of years to be agreed by way of new full repairing and insuring lease(s) direct from the Landlord.

Rent

The suites are offered at £18,000 per annum exclusive for each of the two ground floor suites and £36,000 per annum exclusive for the first floor suite.

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 AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Whitmarsh Lockhart
2 Lancaster Mews
South Marston Park
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SN3 4YF

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AK Ref: JDG/DLN/102283 **Date:** March 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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)

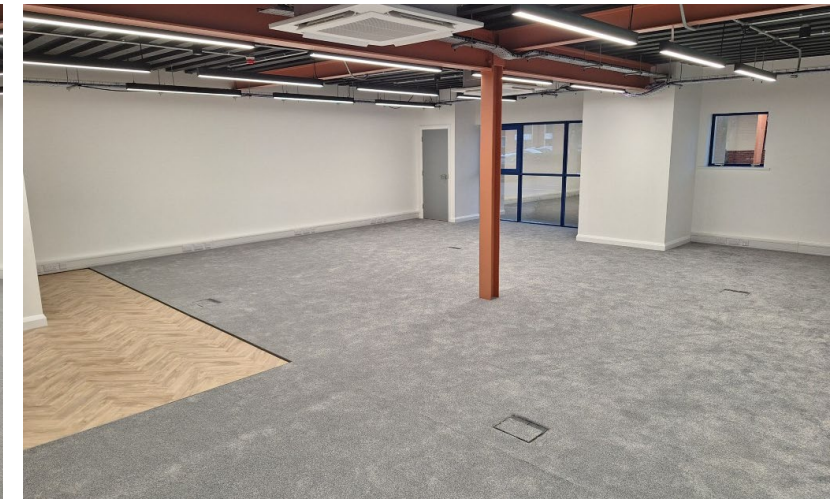
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you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

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Unit 25: Ground Floor



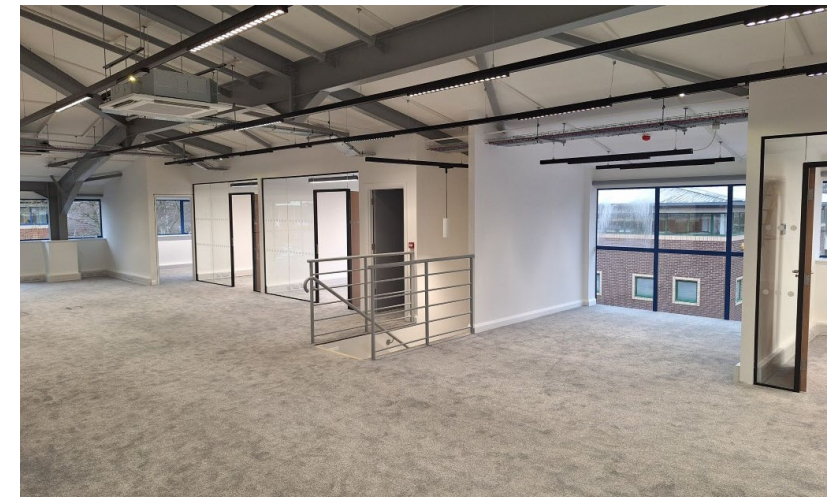
Unit 25: Ground Floor



Unit 25/26: First Floor



Unit 25/26: First Floor



Unit 25/26: First Floor