



Ramsbury House, Kembrey Park, Swindon SN2 8DF

FOR SALE

Freehold of modern office building with
290 car parking spaces

76,000 Sq Ft
(7,060 Sq M)

DESCRIPTION

Ramsbury House is a modern, refurbished office building located on Kembrey Park, one of the most attractive and well serviced business parks in Swindon. The building offers a high-tech facility incorporating two story offices around two central atria, together with ancillary R&D accommodation. An extensive refurbishment has taken place to include raised floors, suspended ceilings and LG7 lighting as well as a fully equipped canteen and a auditorium.

- ✓ Modern, newly refurbished office building
- ✓ Raised access floors and suspended ceilings throughout
- ✓ LG7 compliant lighting specification
- ✓ VRV/VRF heat-recovery air-conditioning
- ✓ Two 8-person passenger lifts
- ✓ Fully fitted canteen and on-site auditorium

LOCATION

Ramsbury is located on Kembrey Park which is situated in an established and popular commercial location approximately 3.2km (2 miles) to the north east of Swindon town centre. The park is accessed from the A311 Cricklade Road, which links to the A419 dual carriageway to the north. In turn this connects with J15 of M4 to the South.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	22,873	2,125
R&D / Canteen	20,925	1,944
First Floor	32,324	3,003
Total	76,000	7,060

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

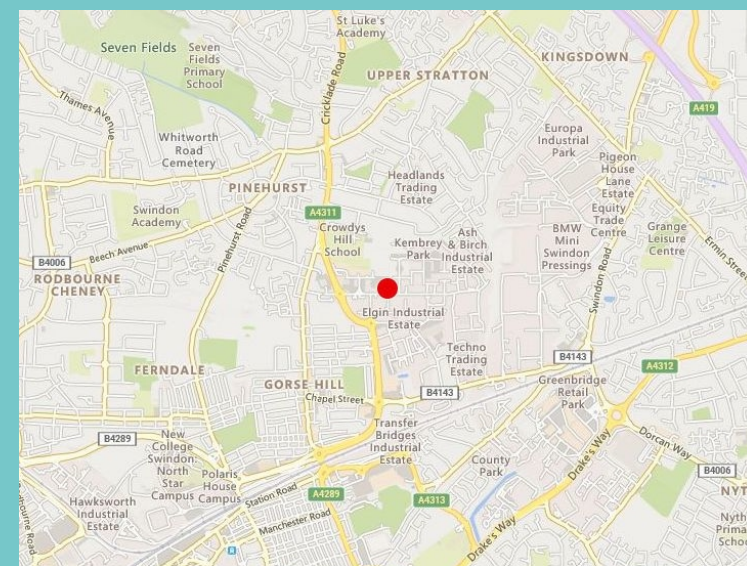
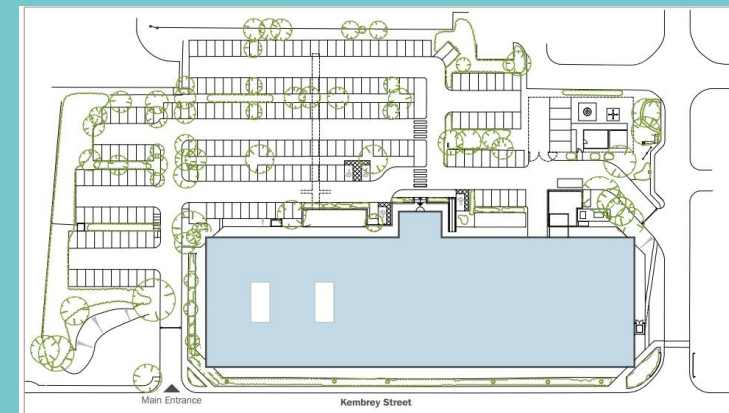
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Freehold Sale *OPEN TO OFFERS*

EPC

EPC Rating: B (44)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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