

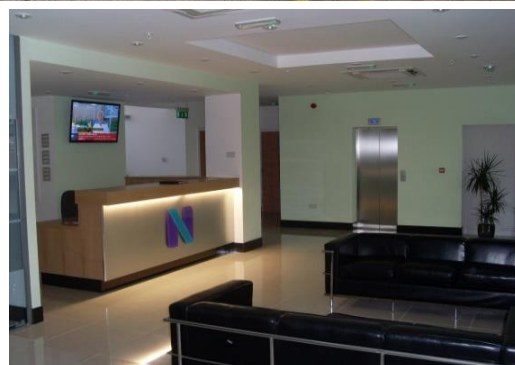
to let



FIRST FLOOR WEST, NEXUS BUSINESS CENTRE, CHENEY MANOR, SWINDON, SN2 2PN

3,463 ft² 321.72m²

Open plan office space in a fully managed facility with at least 25 on site car parking spaces.



Location

Nexus Business Centre is located on the established and popular Cheney Manor Estate approximately 4 miles from Junction 16 of the M4 and to the north-west of Swindon town centre.

Access is via Cheney Manor Road leading off Great Western Way which joins all main arterial routes into and around the town.



Features include suspended ceiling with recessed LED lighting, air conditioning, perimeter trunking and carpeting.

There are 25 car parking spaces allocated with the suite, with potential for further spaces in the large on site car park.

The Second Floor East suite is also available and provides a further 4,073 sq. ft. Therefore there is currently 7,500 sq. ft. available for immediate requirements.

Description

Nexus Business Centre is a thriving business centre with its own community and a variety of occupiers in all business sectors. There is also a quality on site café with all occupiers' employees receiving a loyalty discount card.



Lease Terms

The suite is available on a new licence arrangement for a term to be agreed at a cost of £6,600 plus VAT per month. The rent is paid monthly in advance.

The rent includes the following:

- ✓ All heating, lighting, power and water rates.
- ✓ Daily cleaning of the building's common parts and the suite.
- ✓ Internal maintenance of the suite.
- ✓ Internal and external maintenance of the building.
- ✓ Full reception services.
- ✓ Access control and Security.
- ✓ Allocated and visitor car parking.
- ✓ Lift maintenance.
- ✓ Fire alarm and equipment.

Accommodation

The suite is the whole of the first floor West Wing and provides approximately 3,462 sq.ft. measured in accordance with the International Property Measurement Standard Offices-3, and includes its own kitchen facility. The suite also incorporates 3 separate meeting rooms.



Additional Services

A full telephone and internet network "plug in and play" is provided in the Business Centre, further details and costs are available from the Centre Manager. Office furniture can also be made available by separate agreement and can be either the standard furniture used in Nexus or bespoke for the tenant.

Business Rates

In addition to the all inclusive rent the tenant is responsible for the rates payable on the suite which is assessed as offices and premises with a rateable value of £25,000

VAT

VAT is applicable to the rent.

Energy Performance Certificate

The suite has an EPC rating of C64. A copy of the EPC is available on request.

Legal Costs

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

Viewing and Further Information

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

Jeremy Sutton, Keningtons LLP

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Or Nexus Business Centre : 01793 915003

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