



# BERKELEY HOUSE

HUNTS RISE, **SOUTH MARSTON PARK**  
SWINDON, SN3 4TG

BUSINESS CENTRE INVESTMENT OPPORTUNITY

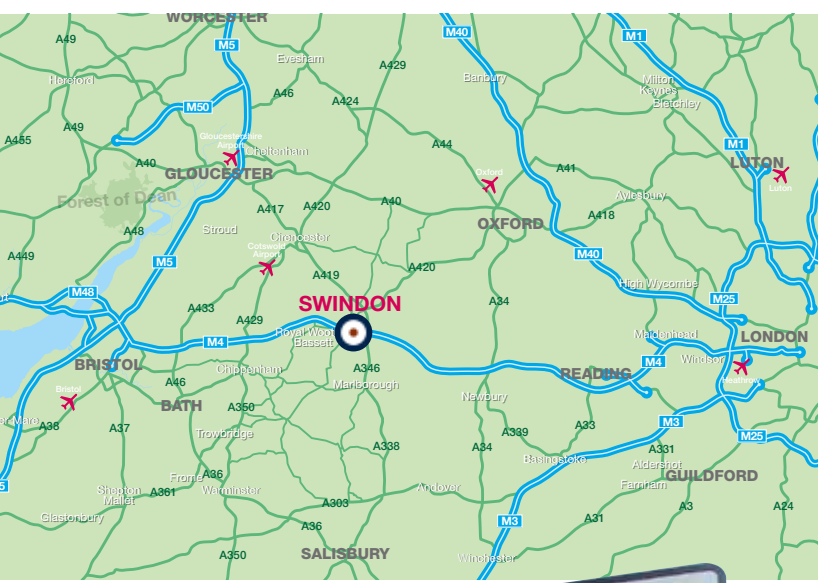


# BERKELEY HOUSE

## INVESTMENT CONSIDERATIONS

- Swindon is strategically located in the M4 corridor with excellent transport links to London, Bristol, Birmingham by road and rail
- South Martson Park is regarded as Swindon's premier distribution park on account of its links to the motorway network which also makes it an attractive location for local businesses
- Freehold site extending to 3.09 acres (1.25 ha) with good provision of onsite parking
- Mixed use building made up of offices and industrial with an onsite café that benefits the wider area
- The property has benefited from high level of capital expenditure.
- Numerous asset management opportunities to include reducing non recoverable costs generated by licences inclusive of rates and increasing rents in line with recent letting evidence
- Offers are sought in excess of **£3,200,000 (Three Million Two Hundred Thousand Pounds)** This reflects a low capital value of £72 psf.





## LOCATION

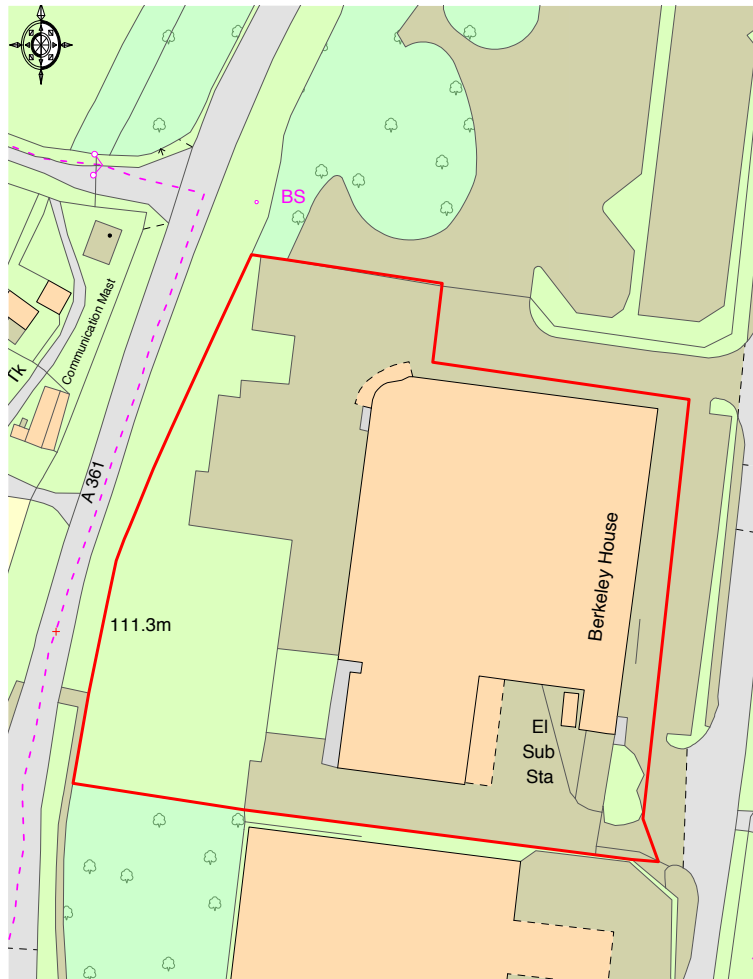
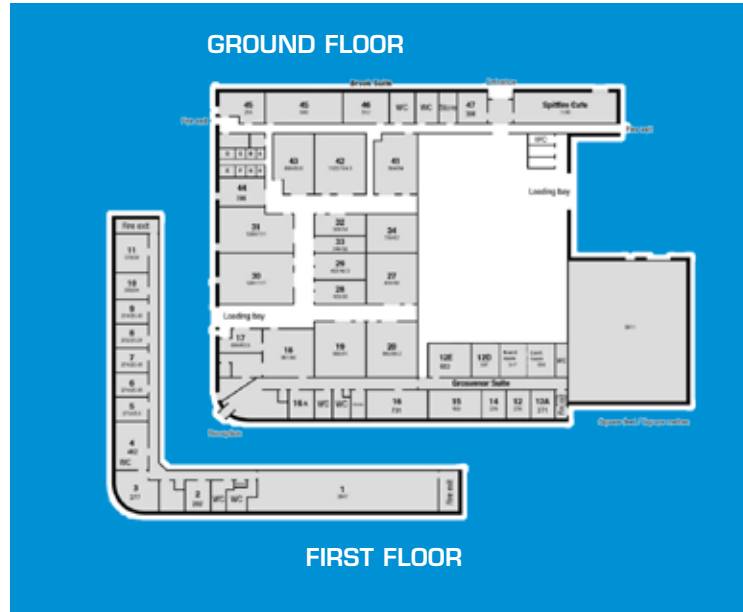
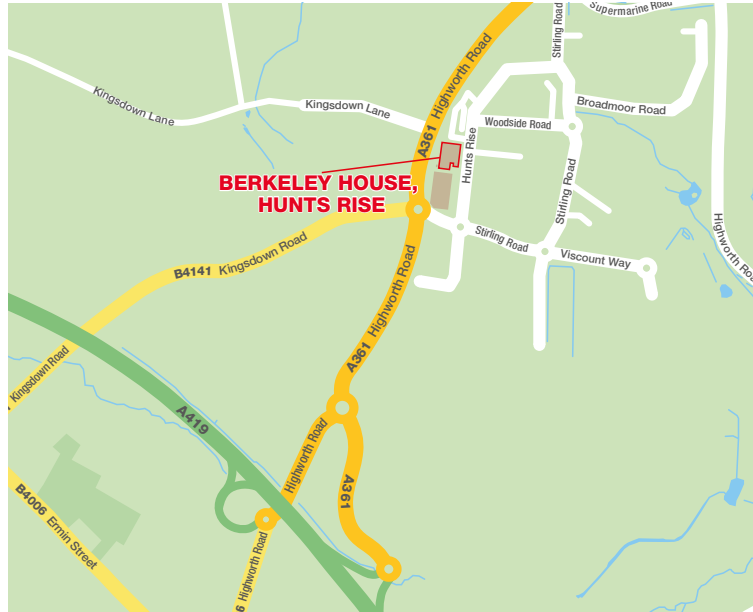
Swindon is one of the main towns and commercial hubs in the south west situated adjacent to the M4. The town is approximately 30 miles (48km) south west of Oxford, 30 miles (48km) south of Cheltenham and 75 miles (120km) west of Central London.

The town benefits from good communication links with the A419 providing access to Cirencester 15 miles (24km) to the north west and the M4 (Junction 15) 2.5 miles (4km) to the south east. The M4 provides access to Bristol approximately 40 miles (64km) to the west, Reading 40 miles (64km) to the east and London 75 miles (120km) to the east.

Rail services are provided from Swindon railway station with a quickest journey time to Reading, Bristol Temple Meads and London Paddington of 27 minutes, 42 minutes, and 1 hour and 3 minutes respectively.

The nearest international airport is Bristol Airport which is located 47 miles (75km) to the west. The airport currently serves over 100 destinations, around the UK and Europe, and handled over six million passengers in 2014. The airport has undergone significant redevelopment over the past 18 months with £15m being spent on two extensions to the airport. Construction of another terminal is currently ongoing with completion planned for summer 2016.





**SITUATION**

The property is situated on South Marston Business Park on the north east of Swindon, two miles from the town centre.

It is accessed off the A419 dual carriageway which links to Junction 15 of the M4. The Honda plant is a short distance away.

The property is prominently situated on the western side of Hunts Rise opposite its junction with Spitfire Way.

The South Marston Park is regarded as the premier industrial and distribution location in Swindon and has attracted occupiers such as Honda, Aldi, Thrifty, Mercedes Benz, Smythson, Nissin (UK), Yuasa, PRL and Renault.

**DESCRIPTION**

The property comprises a former factory with brick elevations and north lit roofs which has been converted to provide a business centre comprising 25 office suites, 15 small industrial units, 2 warehouse units, storage and a café, which share a large secure yard area accessed from Hunts Rise.

The property has recently undergone a comprehensive cosmetic refurbishment program.

Berkeley House benefits from 99 car parking spaces.

**SITE AREA**

The property occupies a site of approximately 3.09 acres (1.25ha).

**TENURE**

The property is held Freehold.

**ASSET MANAGEMENT OPPORTUNITIES**

There are numerous asset management opportunities, some of which are set out below:-

- Let remaining vacant units
- Increase rents to a uniform level generating significant reversion
- Remove all rates inclusive licences improving net income
- Move the tenants onto longer leases and run a traditional service charge
- Generate further revenue for services including the conference and seminar rooms which are currently used by tenants at zero cost



#### EPC

Further information can be provided upon request.

#### VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).