Whitmarsh Lockhart

TO LET



Unit 5 Isis Trading Estate, Shrivenham Road

Swindon, SN1 2PG

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

5,687 sq ft

(528.34 sq m)

- TO BE FULLY REFURBISHED
- NEW ROOF
- INDUSTRIAL WAREHOUSE UNIT
- FITTED OFFICES, RECEPTION & WCs
- CENTRAL LOCATION
- 3 PHASE POWER SUPPLY
- GENEROUS PARKING PROVISION
- AVAILABLE Q4 2026

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Summary

Available Size	5,687 sq ft / 528.34 sq m
Rent	£49,950 per annum
Rateable Value	£32,250
Rates Payable	£13,932 per annum
EPC	B (41)

Location

Swindon is located on the M4 motorway between Junctions 15 and 16, approximately 80 miles west of London and 45 miles east of Bristol.

The Isis Trading Estate is situated off Shrivenham Road and is within easy reach of the A419 dual carriageway, which provides excellent access to the M4 and M5 motorways. Swindon town centre is approximately 1.5 miles to the west.

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Description

Unit 5 is an end terrace, light industrial/warehouse unit of steel portal frame construction, with profile clad and brick elevations, under a roof incorporating translucent roof light panels.

To the front there is a separate personnel entrance, with reception, WCs and kitchenette facilities at ground floor. At first floor there is additional open plan office accommodation,

The warehouse is accessed by a full height roller shutter loading door in the front elevation.

The warehouse benefits from minimum clear eaves height of 5.3m, a 3 phase electrical power supply, LED warehouse lighting and a mains gas supply.

The premises are undergoing a comprehensive refurbishment programme to include a new roof.

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

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