Whitmarsh Lockhart

TO LET



Unit 9 Birch, Kembrey Park

Swindon, SN2 8UU

A MODERN MID TERRACE UNIT BENEFITTING FROM A GENEROUS CAR PARKING PROVISION

7,067 sq ft

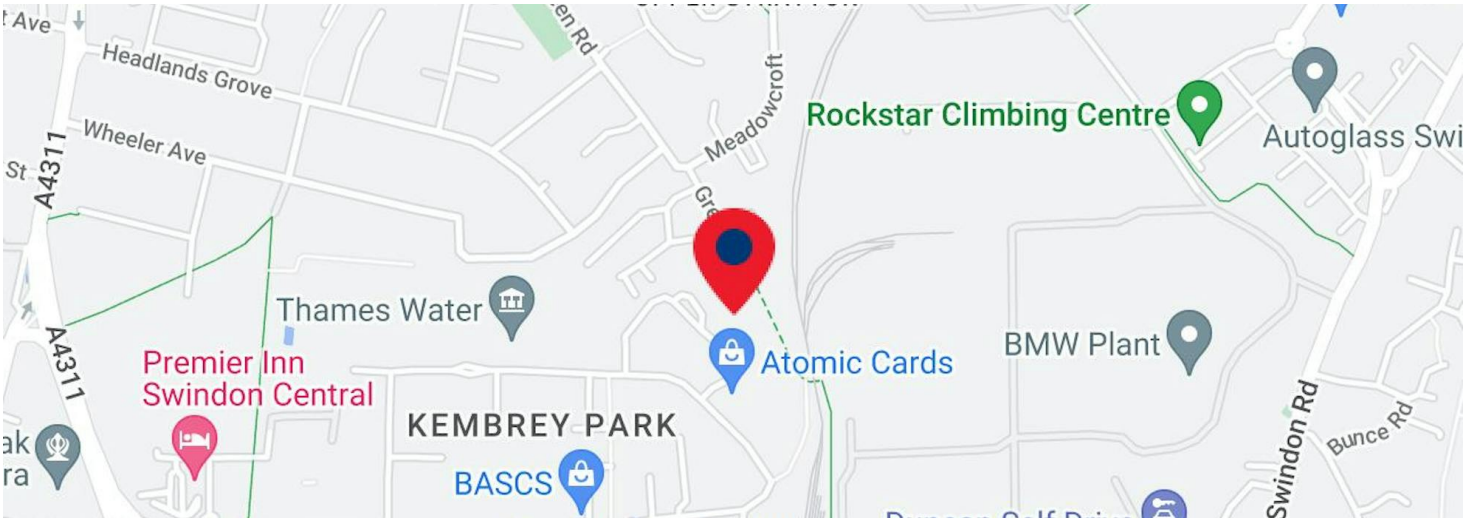
(656.55 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE UNIT
- 3 PHASE POWER SUPPLY
- FIRST FLOOR FITTED OFFICE
- 6.25M MINIMUM EAVES
- LED LIGHTING

RICS Regulated by RICS

Unit 9 Birch, Kembrey Park

Swindon, SN2 8UU



Summary

Available Size	7,067 sq ft / 656.55 sq m
Rent	£67,500 per annum
Rateable Value	£52,000
Rates Payable	£24,960 per annum
EPC	C (69)

Location

The Birch Industrial Estate is situated on Kembrey Park adjacent to the Elgin and Techno Industrial Estates just off the Great Western Way dual carriageway. It is a popular with a range of small, medium and large businesses who are able to take advantage of its strong location, just 2 miles north of the town centre and close to the other main industrial areas of the town.

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Description

Unit 9 Birch is a modern, mid terrace unit of steel portal frame construction, access to the warehouse is via a loading door in the front elevation (4m wide x 5m high). To the front there is a first floor office with reception and WC facilities. Additional office accommodation could be incorporated at ground floor.

The unit has a 3 phase power supply, LED warehouse lighting, warehouse heating and a minimum clear eaves height of 6.25m.

Externally the unit benefits from a loading apron and allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including Reception and WCs	6,317	586.87
1st - Offices	750	69.68
Total	**7,067**	**656.55**

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 joint agents.



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