Whitmarsh Lockhart

TO LET



Unit 11 Hillmead Industrial Estate, Marshall Road

Swindon, SN5 5FZ

REFURBISHED WAREHOUSE UNIT WITH A GOOD PARKING PROVISION

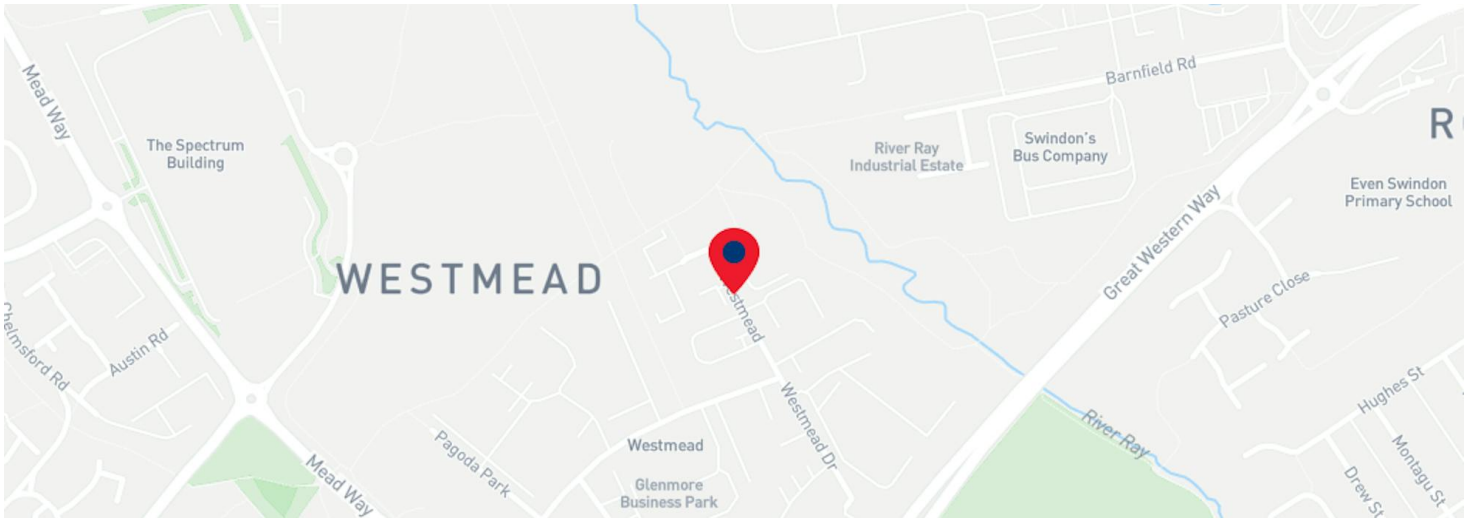
7,729 sq ft

(718.05 sq m)

- NEWLY REFURBISHED
- GROUND AND FIRST FLOOR OFFICE ACCOMMODATION
- AIR CONDITIONED OFFICES
- MINIMUM EAVES 5M
- 3 PHASE ELECTRICITY SUPPLY
- ALLOCATED PARKING
- LARGE SHARED SERVICE YARD

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Summary

Available Size	7,729 sq ft / 718.05 sq m
Rent	£71,500 per annum
Rateable Value	£57,000
Rates Payable	£31,635 per annum
EPC	C (75)

Location

The property is located within Hillmead Industrial Estate, an established industrial and distribution location, in west Swindon. Swindon is situated on the M4 corridor and the estate benefits from excellent road connections. The estate holds a prominent location onto Mead Way. This road forms one of the principle arterial routes linking north Swindon to the town centre.

The property is well connected to Junction 16 of the M4 Motorway which is approximately 3 miles away. The A419 dual-carriageway is also 3 miles to the north which provides a further link to the M4, via Junction 15.

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Description

The estate comprises a mixture of detached and terraced units constructed of metal portal frames with external elevations of tinted glass and profile sheet steel cladding. Loading is to the rear accessed via a large shared yard area. The loading door measures 3.8m (w) x 4.0m (h).

The unit benefits from refurbished office accommodation at ground and first floor with WC's and kitchenette facilities. The offices are heated and cooled by air conditioning. The warehouse is of clear span construction and benefits from a minimum eaves height of 5m.

The unit benefits from allocated car parking to the front, a 3 phase power supply and mains gas supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,027	467.02
Ground - Offices and WCs	1,331	123.65
1st - Offices and WCs	1,331	123.65
Total	**7,689**	**714.32**

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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