Whitmarsh Lockhart

TO LET



Unit 2 Greenbridge Centre, Greenbridge Road

Swindon, SN3 3JW

WAREHOUSE / LIGHT INDUSTRIAL UNIT

8,671 sq ft
(805.56 sq m)

- FLEXIBLE LEASE TERMS
- INCLUSIVE RENTAL
- COMMERCIAL VEHICLE LOADING
- ADJOINING WAREHOUSE SPACE AVAILABLE

RICS Regulated by RICS

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Summary

Available Size	8,671 sq ft / 805.56 sq m
Rent	£65,000 per annum Rent inclusive of maintenance, water & insurance.
Business Rates	Please contact the agent for further details.
EPC	C (72)

Location

Swindon holds an excellent location between Junctions 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol approximately 40 miles to the west.

Greenbridge Industrial Estate forms one of the principal employment areas in the town, approximately 1 mile east of Swindon town centre. The Greenbridge Centre fronts Greenbridge Road, which, in turn, gives access to the B4006 and A4312. Junction 15 of the M4 motorway is 4-miles to the south, with the principal access route being the A419.

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https://w3w.co/sprint.lamps.stop

Description

Unit 2 Greenbridge Centre comprises an mid-terrace prominent warehouse/light industrial facility.

Commercial vehicle access is gained via a single roller shutter door. The maximum internal eaves height is 4.9m.

The Unit benefits from an office administration area and toilet facilities.

Outside there is a parking and service yard area.

Terms

A new internal repairing lease is available. The rent quoted is inclusive of service charge, external building maintenance, building insurance, and water. The rent is exclusive of business rates and electricity 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.



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