Whitmarsh Lockhart

TO LET



11 Axis Business Centre, Westmead Trading Estate

Swindon, SN5 7YS

MID TERRACE INDUSTRIAL/WAREHOUSE FACILITY

1,250 sq ft

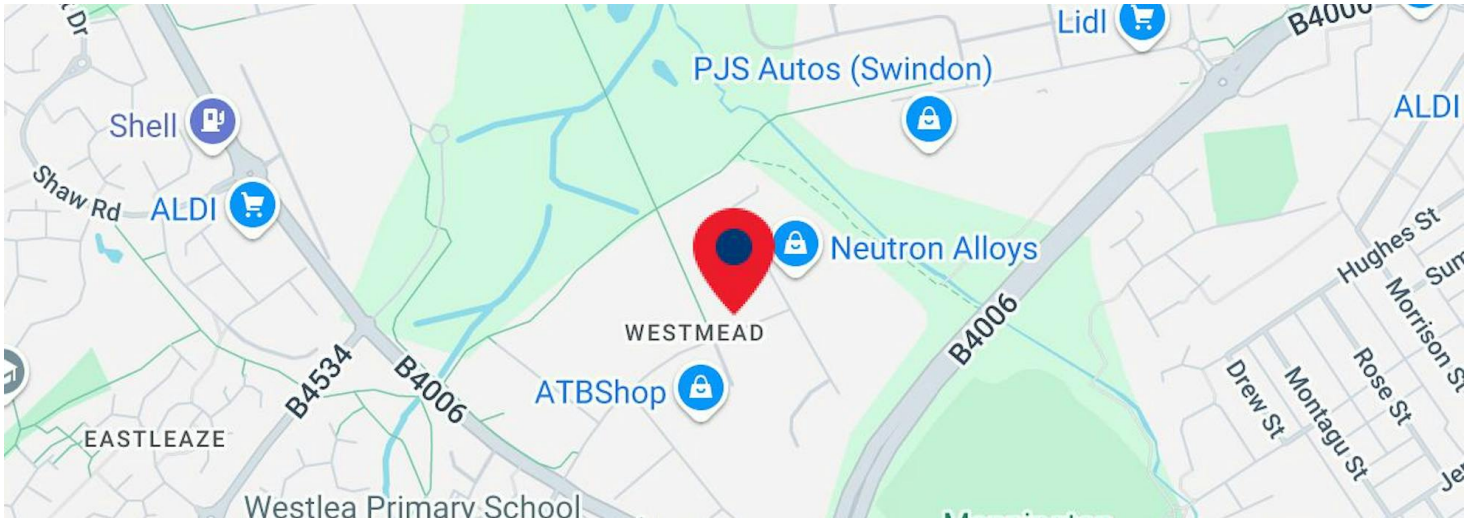
(116.13 sq m)

- LIGHT INDUSTRIAL/STORAGE UNIT
- POPULAR INDUSTRIAL ESTATE
- TWO ALLOCATED PARKING SPACES
- 3 PHASE POWER SUPPLY
- ROLLER SHUTTER LOADING DOOR

RICS Regulated by RICS

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Swindon, SN5 7YS



Summary

Available Size	1,250 sq ft / 116.13 sq m
Rent	£15,000 per annum
Rateable Value	£11,500
Rates Payable	£4,968 per annum
EPC	D (97)

Location

The Axis Business Centre forms part of the Westmead Industrial Estate in West Swindon. Westmead is an established employment area with a mixture of light industrial, warehouse and trade counter occupiers. It is situated 3 miles from junction 16 of the M4 motorway and less than half a mile from the Great Western Way dual carriageway.

what3words

https://what3words.com/pack.panic.across

Description

Unit 11 comprises a mid terrace industrial/warehouse facility. The building is of steel portal frame construction, with part brick and steel profile clad elevations.

Vehicle access to the warehouse is gained via a roller shutter loading door in the front elevation. Internally the facility has a minimum clear eaves height of 4.75m.

A separate pedestrian entrance door opens into the warehouse with separate WC. The warehouse area benefits from a 3 phase electrical power supply, warehouse lighting and a capped mains gas supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC	1,250	116.13
Total	**1,250**	**116.13**

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.



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