Whitmarsh Lockhart

TO LET



Unit 6 Cobham Centre, Westmead Industrial Estate

Swindon, SN5 7UJ

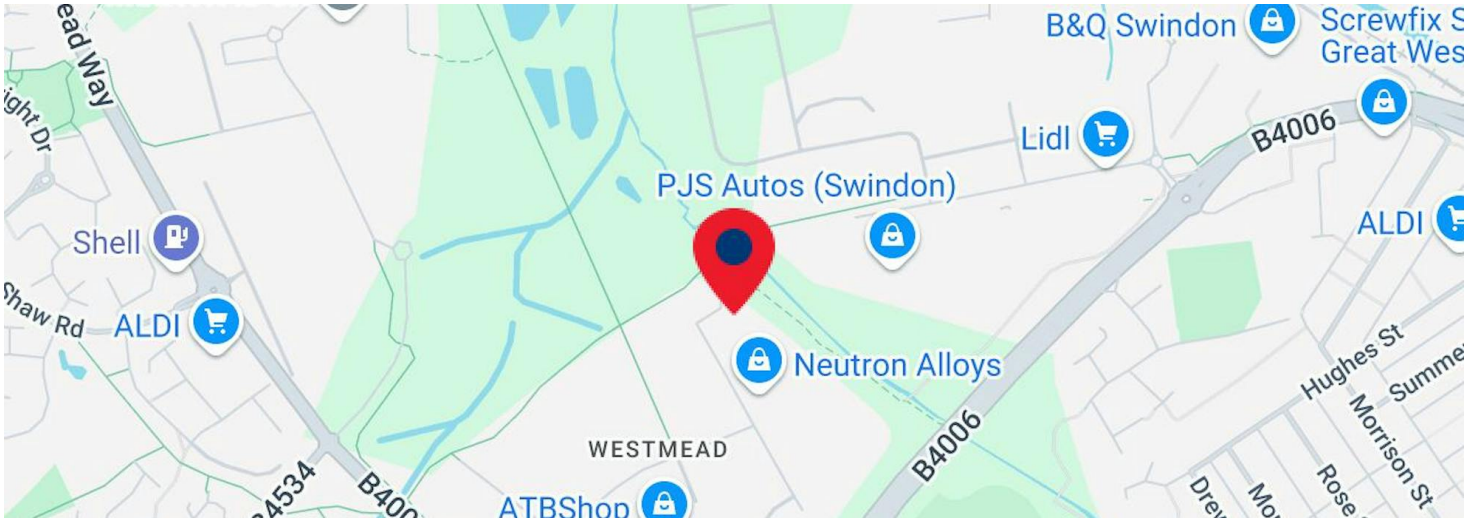
DETACHED INDUSTRIAL / WAREHOUSE PREMISES

4,616 to 6,083 sq ft
(428.84 to 565.13 sq m)

- 3-PHASE POWER SUPPLY
- 10 ALLOCATED PARKING SPACES
- FITTED 2-STOREY OFFICES
- WAREHOUSE HEATING
- ADDITIONAL MEZZANINE STORAGE
- MINIMUM 7M EAVES
- 22kW 3 PHASE EV CHARGING POINT

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Summary

Available Size	4,616 to 6,083 sq ft / 428.84 to 565.13 sq m
Rent	£46,500 per annum
Rateable Value	£28,500
Rates Payable	£14,221.50 per annum
EPC	D (99)

Location

Westmead Industrial Estate is a popular employment area situated in West Swindon. Junction 16 of the M4 motorway is approximately 3 miles to the west via the Great Western Way dual carriageway. The unit is accessed via Westmead Drive, the main estate road.

The location is popular with business users, including warehousing, light industrial, office and trade occupiers.

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Description

The unit comprises a modern, detached facility of steel portal frame construction, with brick, profile clad and glazed elevations. At ground floor, there is a reception and office, together with separate WC's. In addition, there is a recently re-fitted staff kitchen and break-out area.

Vehicle access to the warehouse is via an insulated up and over loading door 5m (w) x 5.5m (h).

Internally, the warehouse has a minimum clear eaves height of 7m.

At first floor level there are two fitted offices, with suspended ceiling and LED lighting. A mezzanine floor adjoins the offices and offers additional open plan storage at first floor.

The unit has mains gas connection with warehouse space heater, a 3-phase power supply and a 22kW 3 phase EV charging point.

Externally, there are 10 allocated parking spaces and a service yard area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,307	214.33
Ground - Offices, WC's & Kitchen	1,153	107.12
1st - First Floor	1,156	107.40
Mezzanine - Storage	1,467	136.29
Total	**6,083**	**565.14**

Tenure

A new lease for a term of years to be agreed.

Viewings

Strictly by prior appointment through the sole agents.



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