Whitmarsh Lockhart

TO LET

K19 Rockhaven Park, Kembrey Street

Swindon, SN2 8BB

HIGH QUALITY TRADE COUNTER / LIGHT INDUSTRIAL UNIT

1,875 sq ft

(174.19 sq m)

- ROAD PROFILE POSITION
- 5.5M MINIMUM EAVES HEIGHT
- FIRST FLOOR OPEN MEZZANINE
- 3 PHASE POWER SUPPLY
- 2 ALLOCATED CAR PARKING SPACES
- INSULATED LOADING DOOR 3m x 3.2m

RICS
Regulated by RICS

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Summary

Available Size	1,875 sq ft / 174.19 sq m
Rent	£22,500 per annum
Rateable Value	£16,500
Rates Payable	£7,128 per annum
EPC	C (67)

Location

Rockhaven Park is situated on the edge of Kembrey Park, adjacent to the Kembrey Trade Centre. The immediate area is an established industrial location which includes a number of high profile trade occupiers. The Premier Inn hotel and the Kembrey Inn are also close by.

Junction 15 and 16 of the M4 are approximately 5 miles away.

///what3words

https://what3words.com/birds.bought.branch

Description

Rockhaven Park is a recent development of high quality warehouse / light industrial units. Unit K19 is a end of terrace unit of clear span steel portal frame construction, with full height profile steel cladding.

Access to the warehouse is via an up and over sectional loading door in the front elevation, 3m wide x 3.2m high. In addition there is also a separate glazed personal entrance.

Internally the unit benefits from a minimum clear eaves Height of 5.5m.

The warehouse has a 3 phase electrical power supply and a capped gas supply. The mezzanine is currently finished to shell specification, enabling the occupier to complete additional fit out as required.

Externally there are 2 allocated parking spaces and a loading area.

Accommodation

The accommodation comprises the following areas:

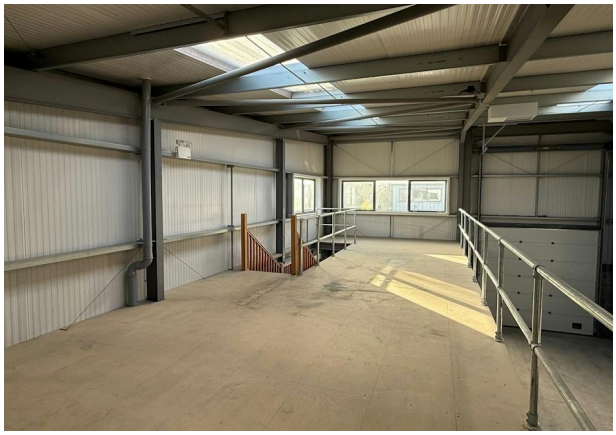
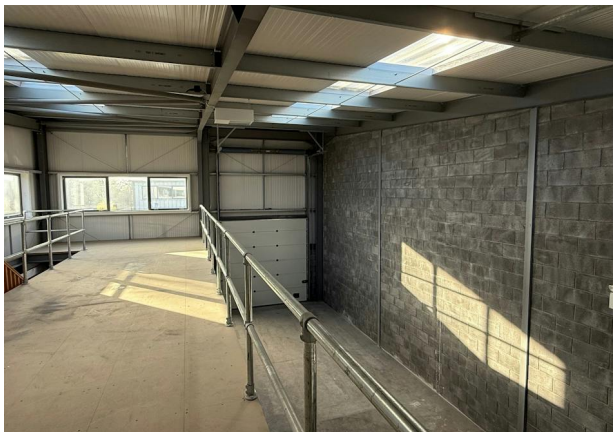
Name	sq ft	sq m
Ground - Warehouse	1,250	116.13
1st - Office	625	58.06
Total	**1,875**	**174.19**

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

Strictly by prior appointment through the agents.

Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

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