Whitmarsh Lockhart

TO LET

Unit 15 Woodside, South Marston Park

Swindon, SN3 4WA

END OF TERRACE LIGHT INDUSTRIAL/WAREHOUSE UNIT

3,806 sq ft

(353.59 sq m)

- TO BE REFURBISHED
- A419 - 0.5 MILES
- 6.5M EAVES
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING
- LED LIGHTING
- AIR CONDITIONED OFFICES

RICS Regulated by RICS

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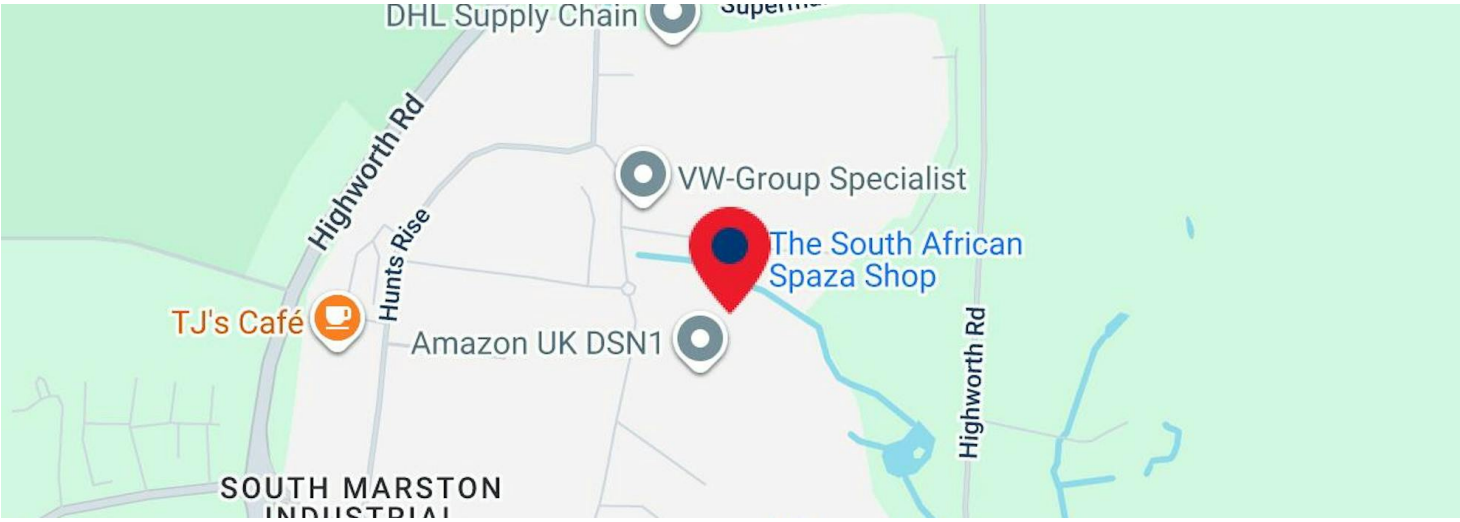

Summary

Available Size	3,806 sq ft / 353.59 sq m
Rent	£38,500 per annum
Business Rates	Please contact the agent for further details.
EPC	D (79)

Location

South Marston Park is one of Swindon's premier industrial estates situated to the east of Swindon.

The Park is located within 0.5 miles of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

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Description

Unit 15 Woodside forms part of a development of 19 industrial units. The property is of steel portal frame construction with elevations of mixed brick, profile metal sheet cladding and glazing.

There is a ground floor reception area with WC facilities and undercroft. There are offices and a kitchenette at first floor. The offices benefit from air conditioning.

The warehouse area has a minimum eaves height of 6.5m. Access to the warehouse is via a sectional up and over loading door (4m x 4.5m). There is a 3 phase power supply and mains gas connection.

The unit provides allocated car parking spaces, plus shared loading apron.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC's	2,824	262.36
1st - Offices	982	91.23
Total	**3,806**	**353.59**

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.

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