Whitmarsh Lockhart

TO LET

Unit 7 Ash, Kembrey Park,

Swindon, SN2 8UN

REFURBISHED LIGHT INDUSTRIAL UNIT

2,269 sq ft

(210.80 sq m)

- MODERN INDUSTRIAL/WAREHOUSE
- DEDICATED LOADING AND PARKING AREAS
- 3 PHASE POWER SUPPLY
- 4.1M WIDE LOADING DOOR
- ESTATE CCTV
- OPTIONAL FENCED STORAGE YARD AVAILABLE

RICS Regulated by RICS

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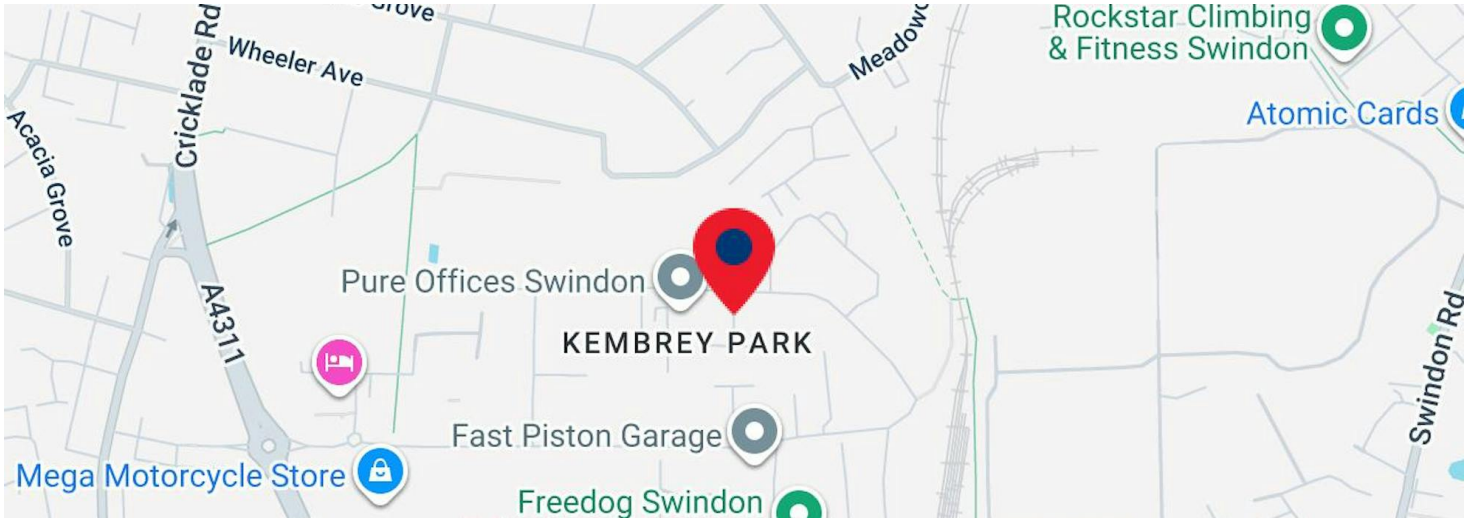

Summary

Available Size	2,269 sq ft / 210.80 sq m
Rent	£23,950 per annum
Rateable Value	£24,000
Rates Payable	£10,368 per annum
Service Charge	£3,494.68 per annum
EPC	Upon enquiry

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

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https://what3words.com/hungry.spider.grape

Description

Unit 7 Ash is a modern, refurbished, mid terrace unit of steel frame construction. Access is via a sectional loading door 4.1m (w) x 3.9m (h) as well as separate personnel door. To the front there is WC and kitchenette facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

Externally the unit benefits from a loading area and three allocated car parking spaces.

Optional fenced storage yard of approx 2,588 sq ft available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WCs	2,269	210.80
Total	**2,269**	**210.80**

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 joint agents.

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