Whitmarsh Lockhart

TO LET



Unit T13 Equity Trade Centre, Hobley Drive

Swindon, SN3 4WH

MODERN TRADE COUNTER/WAREHOUSE UNIT

3,296 sq ft

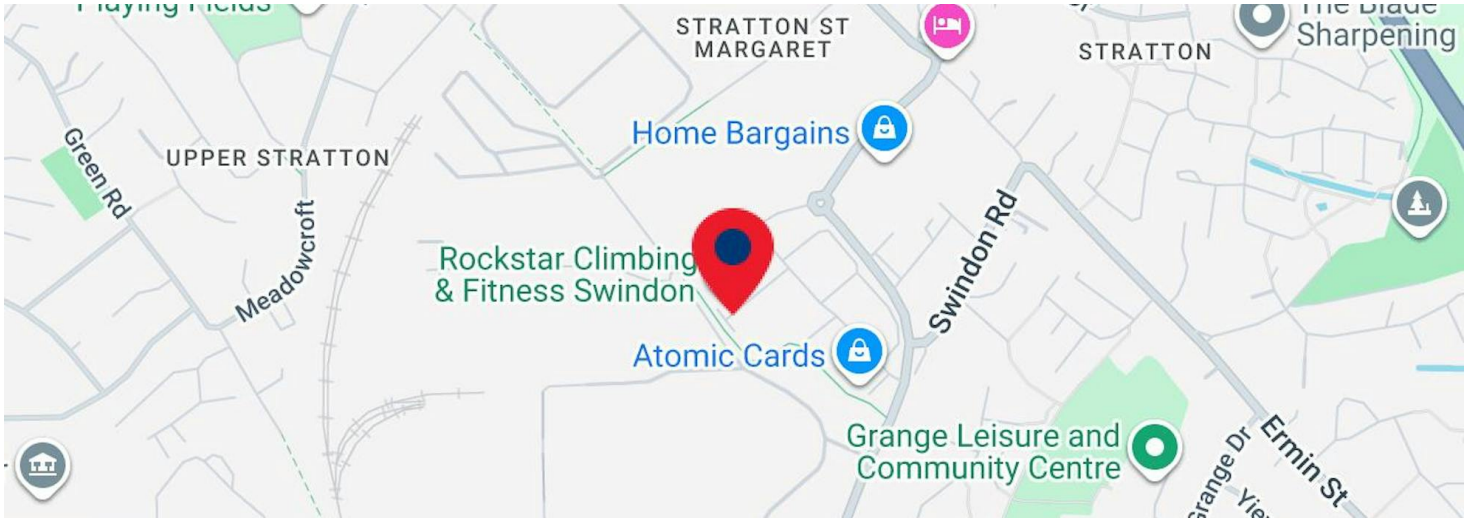
(306.21 sq m)

- EXCELLENT ROADSIDE FRONTAGE
- 6M EAVES HEIGHT
- 3 PHASE POWER
- WAREHOUSE LIGHTING
- CLOSE TO GREGGS, GSF, SCREWFIX & TOOLSTATION

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Summary

Available Size	3,296 sq ft / 306.21 sq m
Rent	£57,500 per annum
Rateable Value	£45,500
Rates Payable	£19,656 per annum
EPC	C (58)

Location

The Equity Trade Centre and the neighbouring IO Centre is an established warehouse and trade centre location. Other occupiers on the estate include Screwfix, Toolstation, Mr Clutch, YESSS Electrical and Sally Hair & Beauty.

The Equity Trade Centre is situated approximately 1.5 miles to the north east of Swindon town centre. It is located less than 1 mile from the A419 dual carriageway, which provides excellent access to the M4 and M5 motorways.

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https://what3words.com/sheets.plan.pays

Description

Unit T13 is a unit of clear span steel portal frame construction, with full height profile steel cladding under a steel clad roof incorporating translucent roof light panels.

Access to the warehouse is via an up and over sectional loading door in the front elevation. In addition, there is also a separate glazed personnel entrance.

Internally the premises benefit from a minimum clear eaves height of 6m.

The warehouse area has a three phase electrical power supply, warehouse lighting and WC facilities.

Externally, there is a dedicated car park and service yard area to the front.

The property benefits from excellent road profile onto Hobley Drive.

Accommodation

Name	sq ft	sq m
Ground - Warehouse including WC	3,296	306.21
Total	**3,296**	**306.21**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT. Please note, these will be paid in addition to the rent by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agents.



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