Whitmarsh Lockhart

TO LET



Unit 1 Glenmore Business Park, Southmead Close, Westmead

Swindon, SN5 7FP

A MODERN, END TERRACE LIGHT INDUSTRIAL / WAREHOUSE FACILITY

1,508 sq ft
(140.10 sq m)

- LIGHT INDUSTRIAL UNIT
- PROMINENT LOCATION
- 6M MINIMUM EAVES HEIGHT
- 3 PHASE POWER SUPPLY
- OPEN MEZZANINE STORAGE
- ALLOCATED PARKING

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Summary

Available Size	1,508 sq ft / 140.10 sq m
Rent	£19,500 per annum
Rateable Value	£15,750
Rates Payable	£6,804 per annum
EPC	B (30)

Location

Glenmore Business Park forms part of Westmead Industrial Estate in West Swindon. Westmead is an established employment area with a mixture of light industrial, warehouse and trade counter occupiers. It is situated 3 miles from junction 16 of the M4 motorway, close to the Great Western Way dual carriageway.

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https://what3words.com/decent.bunk.played

Description

Unit 1 comprises a modern, end terrace light industrial/warehouse facility. The unit is of steel portal frame construction, with part brick and microrib clad elevations.

Vehicle access to the warehouse is via a sectional roller shutter loading door (W2.7m x H3.6m). Internally the facility has a minimum clear eaves height of 6m for the warehouse and 3m under the mezzanine.

There is a separate glazed pedestrian entrance door, with stairs rising to an open plan mezzanine with guardrail. At ground floor there is a single WC and tea point. There is a 3-phase power supply, warehouse lighting and a main gas supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	1,046	97.18
1st - First Floor	462	42.92
Total	**1,508**	**140.10**

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 agent.



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