Whitmarsh Lockhart

TO LET



Studios 1 & 2 The Old Dairy, Badbury

Swindon, SN4 0EU

REFURBISHED WORKSHOP/STORAGE UNITS

1,381 to 2,865 sq ft

(128.30 to 266.17 sq m)

- AVAILABLE SEPARATELY OR COMBINED
- WELL LOCATED FOR JUNCTION 15 M4
- NEW LEASE AGREEMENTS
- WELL LOCATED FOR THE A346 SWINDON TO MARLBOROUGH ROAD
- ADDITIONAL ADJOINING OFFICE ACCOMMODATION IS AVAILABLE

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Swindon, SN4 0EU



Summary

Available Size	1,381 to 2,865 sq ft / 128.30 to 266.17 sq m
Rent	£7.50 per sq ft
Business Rates	Please contact the agent for further details.
EPC	Upon enquiry

Location

The Old Dairy holds an excellent location adjoining the A346 Swindon to Marlborough Road. To the north, Junction 15 of the M4 motorway is 0.6 miles and Swindon town centre is 5 miles.

The Old Dairy is located in Badbury and forms part of an existing employment area.

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Description

Studios 1 & 2 comprise a pair of semi detached stores/workshops units which can be taken separately or combined. The workshop areas both have access via roller shutter doors. Internal eaves height 3 to 4 meters.

Outside is allocated car parking areas.

Additional adjoining office accommodation is available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Studio 1 - Workshop/Stores (inc. WC)	1,381	128.30
Unit - Studio 2 - Workshop/Stores	1,484	137.87
Total	**2,865**	**266.17**

Terms

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

Viewings

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



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