Whitmarsh Lockhart

TO LET



Unit 18 The Orbit Centre, Ashworth Road

Swindon, SN5 7YG

BUSINESS UNIT/TRADE COUNTER PREMISES

2,652 sq ft
(246.38 sq m)

- ROAD PROFILE ONTO ASHWORTH ROAD
- CLOSE TO BRIDGEMEAD RETAIL PARK
- REAR LOADING DOOR
- ALLOCATED PARKING
- AIR CONDITIONED OFFICES

RICS Regulated by RICS

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Summary

Available Size	2,652 sq ft / 246.38 sq m
Rent	£26,500 per annum
Rateable Value	£21,400
Rates Payable	£9,244.80 per annum
EPC	B (31)

Location

The Orbit Centre is located on Ashworth Road, just off the Great Western Way dual carriageway. It is within close proximity to Bridgemead Retail Park, McDonalds and a number of franchise car dealerships.

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Description

The Orbit Centre comprises 20 modern business/light industrial units. Unit 18 is of steel portal frame construction. The ground floor is currently configured as an open plan trade counter/showroom, with single WC. There is glazing to the front and a loading door in the rear elevation.

There is a 3 phase power supply and mains gas connection.

At first floor there is an office area which is currently split into two offices.

Externally there is allocated car parking to the front of the unit and loading to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, Showroom and WCs	1,662	154.40
1st - Offices	990	91.97
Total	**2,652**	**246.37**

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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