Whitmarsh Lockhart

TO LET



Elgin Drive, Elgin Industrial Estate

Swindon, SN2 8DP

SHOWROOM FACILITY WITH ANCILLARY PARKING/STORAGE FACILITIES

6,609 to 12,877 sq ft

(614 to 1,196.31 sq m)

- GROUND FLOOR SHOWROOM FACILITY
- ADDITIONAL FIRST FLOOR PARKING/STORAGE AREAS
- EXCELLENT PARKING FACILITIES
- NEW LEASE AGREEMENT
- FITTED WC AND OFFICE AREAS

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Summary

Available Size	6,609 to 12,877 sq ft / 614 to 1,196.31 sq m
Rent	£80,000 per annum exclusive
Business Rates	Please contact the Agents for further information
EPC	B (43)

Location

Elgin Drive is well located in east Swindon forming part of the successful and popular Elgin Industrial Estate area. Other trade users include, Screwfix, Travis Perkins, Booker, Greggs, F1 Autocentres and Easters Motorcycles.

Swindon town centre and rail station are 1.5 miles to the west via the Great Western Way dual carriageway. The A419 dual carriageway giving access to the M4 and M5 2.7 miles to the east.

The showroom holds a prominent location directly fronting onto Elgin Drive adjoining Eastern Motorcycles.

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Description

The showroom provides a retail/displays area at ground floor with fitted office, WCs and stores facilities to the rear. This includes a glazed frontage to Elgin Drive.

At first floor there is a storage/parking area, accessed with a vehicle ramp. Also on this floor is a WC/shower area.

Externally there are substantial parking and service yards to the front, side and rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom/Display Area	4,463	414.63
Ground - Office, WC and Stores	2,146	199.37
1st - Stores Area (Vehicle Loading Ramp)	6,268	582.32
Total	**12,877**	**1,196.32**

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

Viewings and further information is strictly by prior appointment through Paul Whitmarsh or Chris Brooks.



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