Whitmarsh Lockhart

FOR SALE



Unit 12 Glenmore Business Park, Southmead Close, Westmead

Swindon, SN5 7FP

MODERN BUSINESS UNIT

969 sq ft

(90.02 sq m)

- PROMINENT LOCATION
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING
- FITTED OFFICES
- AIR CONDITIONING
- RARE FREEHOLD OPPORTUNITY

Unit 12 Glenmore Business Park, Southmead Close, Westmead
Swindon, SN5 7FP



Summary

Available Size	969 sq ft / 90.02 sq m
Price	Offers in the region of £195,000
Rateable Value	£8,900
Rates Payable	£3,844.80 per annum
EPC	B (35)

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 12 comprises a modern business unit. The unit is of steel portal frame construction, with part brick and microrib clad elevations.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Stores	523	48.59
1st - Offices	446	41.43
Total	**969**	**90.02**

Tenure

The freehold is being offered with vacant possession.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

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



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PO# 32753
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PART NO.:
DESCRIPTION:
FINISH:
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