Whitmarsh Lockhart

TO LET

Unit 18A Ash, Kembrey Park,

Swindon, SN2 8UN

LIGHT INDUSTRIAL/BUSINESS UNIT

743 sq ft
(69.03 sq m)

- MODERN BUSINESS UNIT
- ALLOCATED PARKING
- ESTATE CCTV
- FITTED WC
- ELIGIBLE FOR SMALL BUSINESS RATES RELIEF

RICS Regulated by RICS

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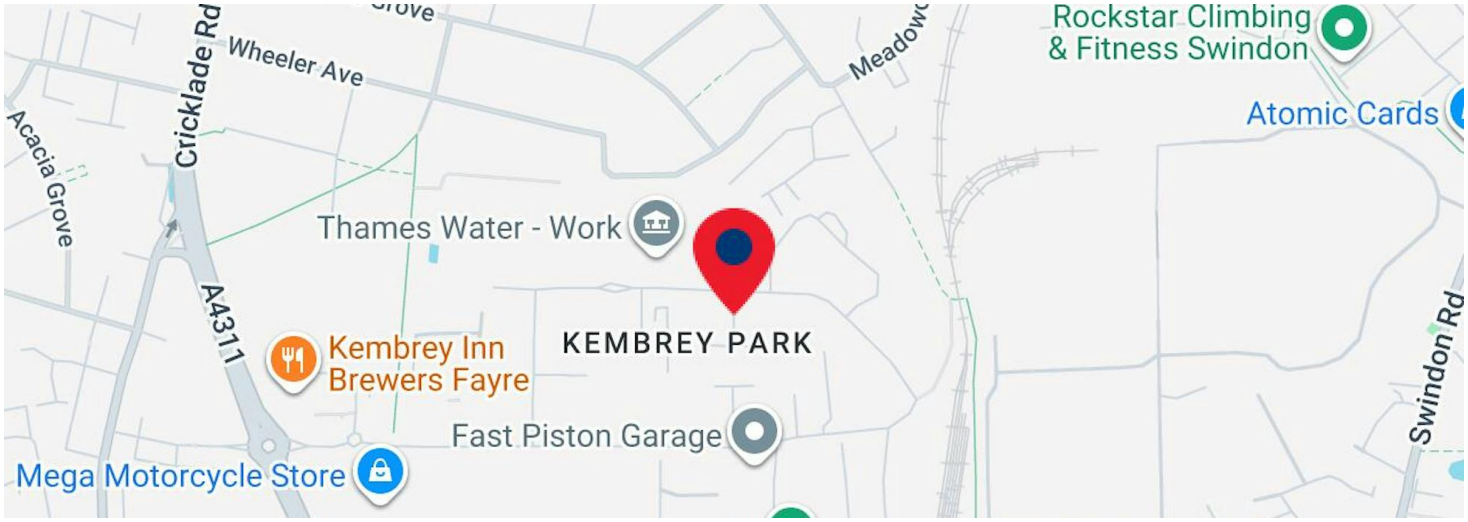

Summary

Available Size	743 sq ft / 69.03 sq m
Rent	£12,500 per annum
Rateable Value	£8,700
Rates Payable	£3,758.40 per annum
EPC	D (81)

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

///what3words

https://what3words.com/hungry.spider.grape

Description

Unit 18A Ash is a modern, refurbished, end of terrace unit of steel frame construction.

Access is via a personnel door. To the front there is WC facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

Externally the unit benefits from a loading area and allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC	743	69.03
Total	**743**	**69.03**

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 joint agents.

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