Whitmarsh Lockhart

TO LET

Unit 33E, Techno Trading Estate, Ganton Way,

Swindon, SN2 8ES

INDUSTRIAL/WAREHOUSE UNIT WITH A GENEROUS EXTERNAL LOADING AREA

6,896 sq ft

(640.66 sq m)

- AVAILABLE Q4 2026
- TO BE REFURBISHED
- 6M EAVES
- 2 LOADING DOORS
- 3 PHASE POWER
- ALLOCATED PARKING

RICS Regulated by RICS

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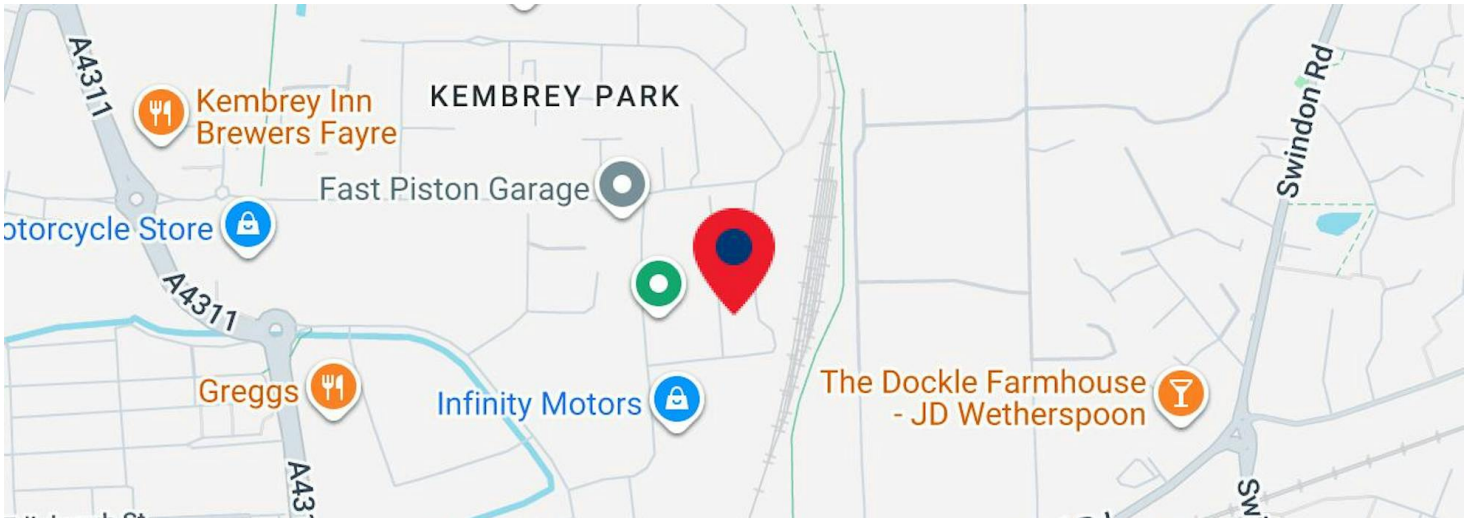

Summary

Available Size	6,896 sq ft / 640.66 sq m
Rent	£69,000 per annum
Business Rates	Please contact the Agents for further information.
EPC	D (93)

Location

The Techno Trading Estate is an established and popular estate approximately 3 miles north east of the town centre and 7 miles from Junction 15 of the M4. The A419 and A420 are 3 miles distant.

Nearby occupies include Wolseley, Edmundson, Howdens, Screwfix, Jewson and Travis Perkins.

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Description

Unit 33E is an end of terrace unit of steel portal frame construction with two full height loading doors. There is a separate personnel access leading into a reception area with WCs.

The eaves height is 6m and the unit is due to be fully refurbished. The property has a 3 phase power supply and warehouse lighting.

Externally, to the front and side of the unit is a generous parking and loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, Reception and WCs	6,896	640.66
Total	**6,896**	**640.66**

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 agent.

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