Whitmarsh Lockhart

TO LET

Unit 16 Ash, Kembrey Park,

Swindon, SN2 8UN

REFURBISHED LIGHT INDUSTRIAL UNIT

2,330 sq ft

(216.46 sq m)

- MODERN INDUSTRIAL/WAREHOUSE
- DEDICATED LOADING AND PARKING AREAS
- 3 PHASE POWER SUPPLY
- 4.1M WIDE LOADING DOOR
- ESTATE CCTV
- OPTIONAL MEZZANINE FLOOR

RICS Regulated by RICS

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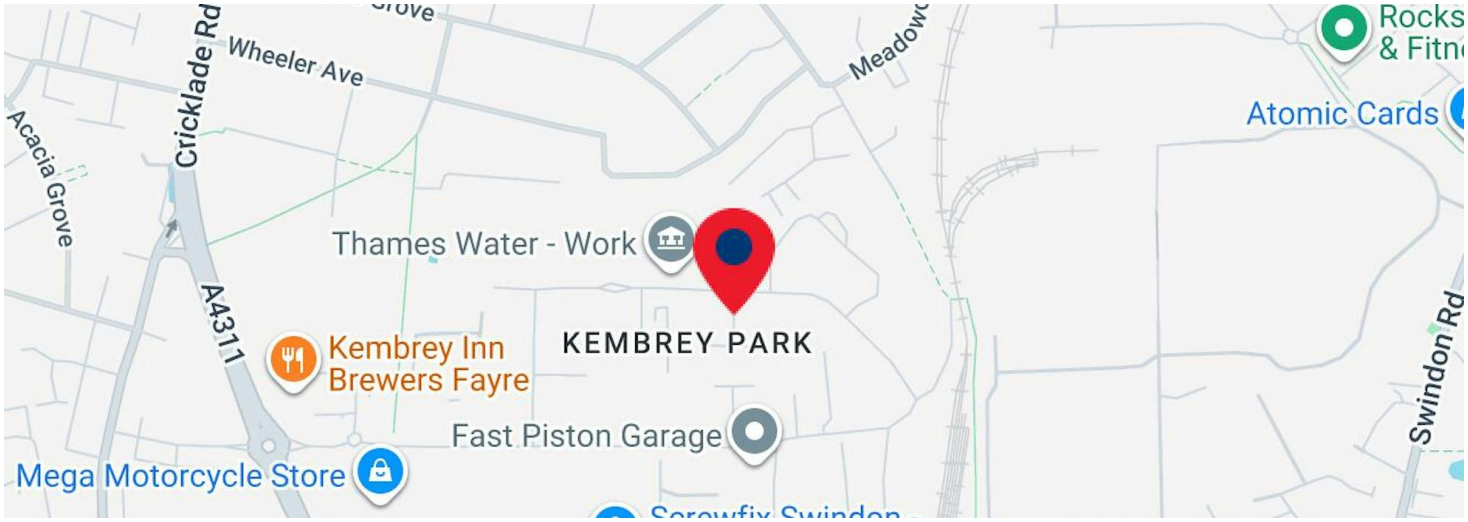

Summary

Available Size	2,330 sq ft / 216.46 sq m
Rent	£25,650 per annum
Business Rates	Please contact the agent for further details.
EPC	C (63)

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.

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Description

Unit 16 Ash is a modern, refurbished, mid terrace unit of steel frame construction. Access is via a sectional loading door 4.1m (w) x 3.9m (h) as well as separate personnel door. To the front there is a WC. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

There is an optional mezzanine floor to the rear (587 sq ft).

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 WCs	2,330	216.46
Total	**2,330**	**216.46**

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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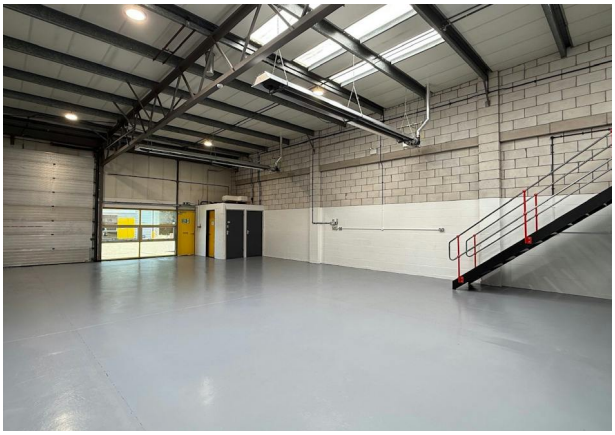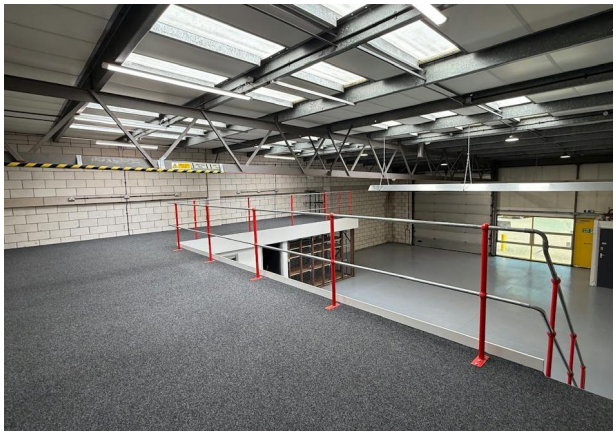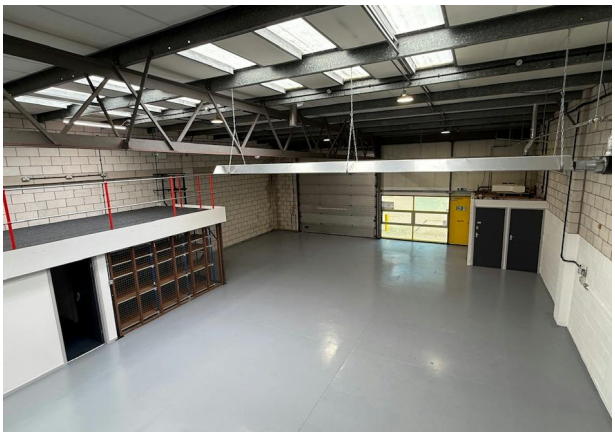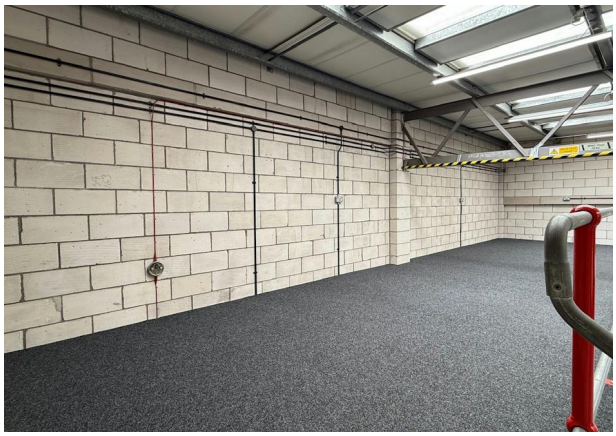
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