Whitmarsh Lockhart

TO LET / FOR SALE



Unit 17 Glenmore Business Park

Southmead Close, Westmead, Swindon, SN5 7FP

A MODERN LIGHT INDUSTRIAL / WAREHOUSE FACILITY

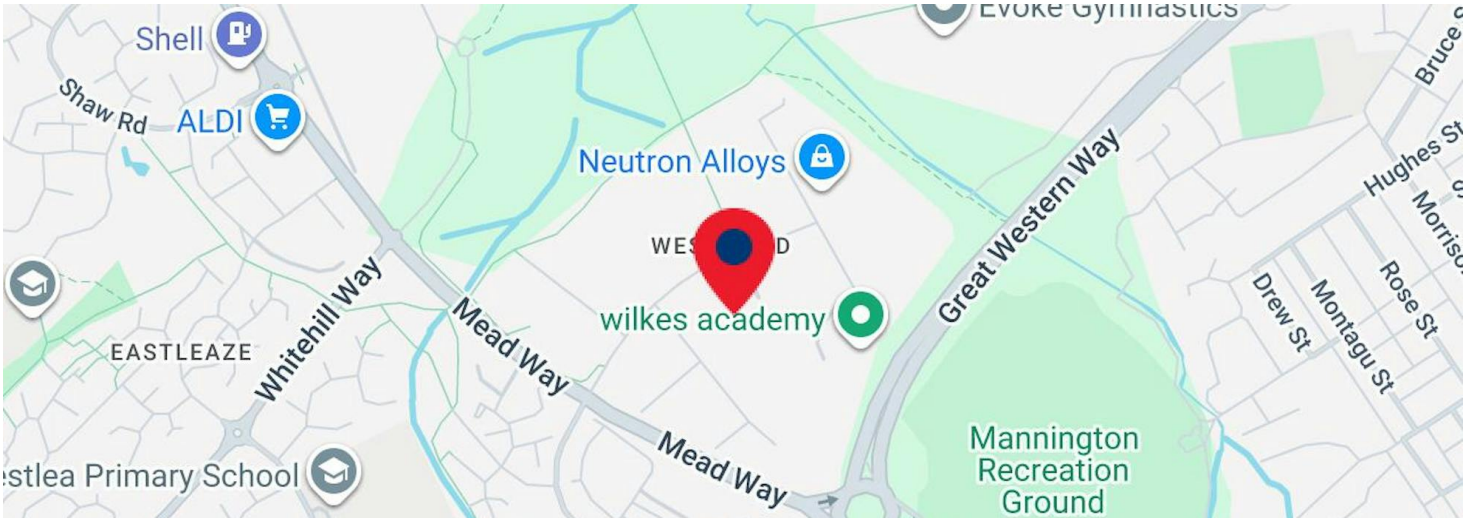
1,604 sq ft
(149.02 sq m)

- LIGHT INDUSTRIAL UNIT
- MODERN INDUSTRIAL ESTATE
- 6M MINIMUM EAVES HEIGHT
- 3 PHASE POWER SUPPLY
- OPEN MEZZANINE STORAGE
- ALLOCATED PARKING

RICS Regulated by RICS

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Summary

Available Size	1,604 sq ft / 149.02 sq m
Rent	£21,650 per annum
Price	Offers in the region of £320,000
Rateable Value	£14,000
Rates Payable	£6,048 per annum
EPC	C (52)

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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Description

Unit 17 comprises a modern, mid terrace light industrial/warehouse facility. The unit is of steel portal frame construction, with part brick and microrib clad elevations.

Vehicle access to the warehouse is via a sectional roller shutter loading door (W2.7m x H3.6m). Internally the facility has a minimum clear eaves height of 6m for the warehouse and 3m under the mezzanine.

There is a separate glazed pedestrian entrance door, with stairs rising to an open plan mezzanine with guardrail, offering the potential to fit out as office accommodation.

At ground floor there is a single WC and tea point. A 3-phase power supply, warehouse lighting and a capped mains gas supply are connected.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,057	98.20
1st - Mezzanine	547	50.82
Total	**1,604**	**149.02**

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.

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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