Whitmarsh Lockhart

TO LET

Unit 7 Woodside, South Marston Park

Swindon, SN3 4WA

REFURBISHED INDUSTRIAL UNIT WITH ALLOCATED PARKING AND SIDE LOADING

2,124 sq ft
(197.33 sq m)

- EAVES HEIGHT OF 6M
- 3 PHASE POWER SUPPLY
- MAINS GAS CONNECTION
- FITTED OFFICE, RECEPTION AND WC
- ALLOCATED PARKING AND SIDE LOADING
- AVAILABLE Q1 2027

RICS Regulated by RICS

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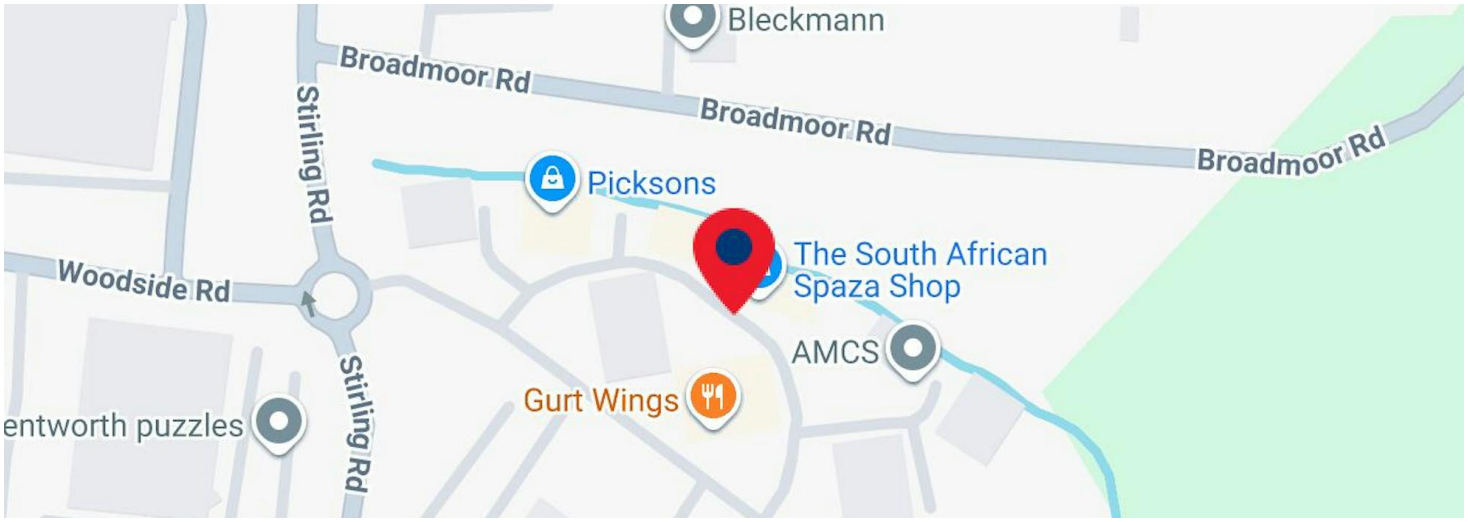

Summary

Available Size	2,124 sq ft / 197.33 sq m
Rent	£26,500 per annum
Rateable Value	£18,500
Rates Payable	£7,992 per annum
EPC	D (90)

Location

South Marston Park is Swindon's premier industrial estate situated to the east of Swindon.

The Park is located within 0.5 miles of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

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Description

Unit 7 comprises a semi detached industrial unit of steel portal frame construction, with brick and profile clad elevations.

The warehouse is accessed via an up and over sectional loading door in the side elevation. To the front elevation there is a separate personnel door, which gives access into a dedicated reception area.

The warehouse benefits from a minimum clear eaves height of 6m, three phase electrical supply and a mains gas connection.

At first floor there is additional office accommodation which benefits from glazed windows in the front elevation, carpets and LED lighting.

Externally there is allocated parking and loading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, undercroft & WC	1,433	133.13
1st - Office	691	64.20
Total	**2,124**	**197.33**

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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