Whitmarsh Lockhart

FOR SALE

Unit 12 Isis Trading Estate, Stratton Road

Swindon, SN1 2PG

DETACHED INDUSTRIAL/WAREHOUSE UNIT

5,880 sq ft

(546.27 sq m)

- RARE OPPORTUNITY TO PURCHASE
- REFURBISHED FITTED OFFICES, RECEPTION AND WC'S
- 3 PHASE ELECTRICAL POWER SUPPLY
- MAINS GAS SUPPLY
- GENEROUS EXTERNAL YARD WITH SECURITY GATES
- SOLAR PV

RICS Regulated by RICS

Unit 12 Isis Trading Estate, Stratton Road

Swindon, SN1 2PG

Summary

Available Size	5,880 sq ft / 546.27 sq m
Price	Offers in the region of £550,000
Business Rates	N/A
EPC	E (115)

Location

The Isis Trading Estate is situated on Stratton Road and is within easy reach of the A419 dual carriageway, which provides excellent access to the M4 and M5 motorways. Swindon town centre is approximately 1.5 miles to the west.

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Description

Unit 12 comprises a detached industrial warehouse unit of steel portal frame construction, with profile clad elevations, under a roof incorporating translucent roof light panels.
To the front of unit there is a refurbished reception, offices and WC facilities.

At first floor there is additional refurbished office accommodation benefitting from LED lighting, air conditioning and kitchenette.

The warehouse is accessed by two roller shutter loading doors in the side elevation. The warehouse benefits from a minimum clear eaves height of 5.5m, a 3 phase electrical power supply, LED warehouse lighting, mains gas supply and WC.

Externally there is a generous external yard, which benefits from gated access.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	3,514	326.46
Ground - Offices and Reception	1,190	110.55
1st - Office	1,076	99.96
Total	**5,780**	**536.97**

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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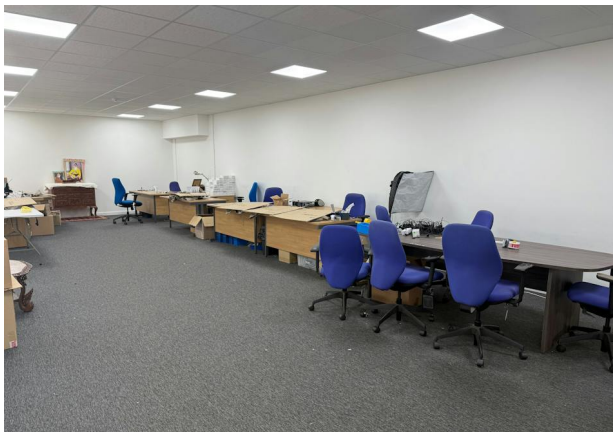
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