TO LET - INDUSTRIAL

Unit 14, County Park

Shrivenham Road, Swindon, SN1 2NR

Key Highlights

- 2,681 sq ft
- Ground floor storage/workshop accommodation
- Three phase power supply
- Kitchenette
- Loading Door
- First floor offices with suspended ceiling and LED lighting
- Double glazing
- WC's including disabled

01793 423344
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Location

County Park is approximately one mile east of Swindon Town Centre and is easily accessible by both car and public transport. The A419 and the A420 are approximately 1 mile distant whilst Junction 15 of the M4 is approximately 4 miles.

County Park is a vibrant business community with a broad range of businesses based on the estate including showroom, office and light industrial occupiers.

Description

Unit 12, County Park is a mid terrace business unit of steel frame construction. The ground floor provides flexible workshop / storage accommodation with loading door access approximately 3m wide by 2.8m high. There is also separate personnel access into a dedicated entrance lobby. At first floor level, the unit provides open plan office space with central heating and LED lighting.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse / Workshop	1,720	159.79
1st - Office	961	89.28
Total	**2,681**	**249.07**

Terms

The property is available by way of a new full repairing and insuring lease . The quoting rent is £28,250 per annum exclusive of VAT, insurance and service charge.

EPC

The property has an EPC rating of C (67).

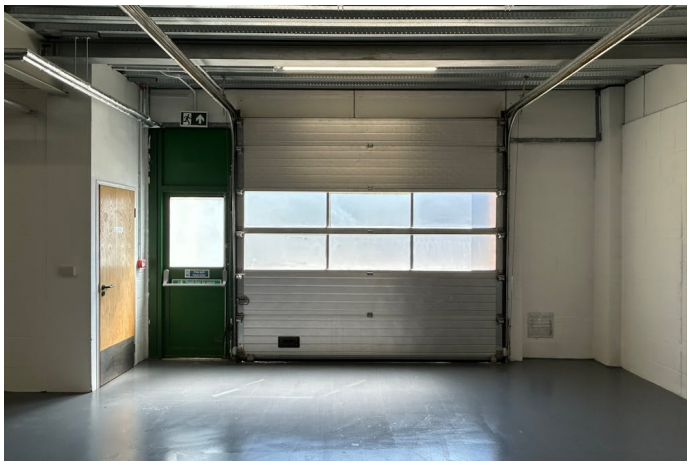
Anti Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Business Rates

Rates payable: £10,152 per annum

(based upon Rateable Value: £23,500)



Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

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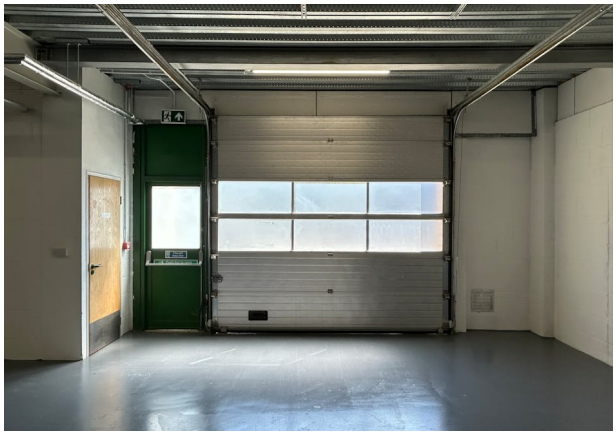
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