

TO LET - INDUSTRIAL

Unit 3C Blackworth Industrial Estate

Blackworth Road, Highworth, Swindon, SN6 7NA



Key Highlights

- 2,670 to 4,585 sq ft
- Fitted mezzanine storage floor of 1,915 sq ft
- Fitted kitchenette & WC
- Goods lift
- Refurbished industrial warehouse unit
- Internal eaves height of 5.1m
- Electrically operated full height vehicle door

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Description

Unit 3C forms a mid terrace unit which has been refurbished to a high standard.

Internally the eaves height is 5.1m. The unit is fitted with WC and kitchenette facilities. Vehicle access is gained via an electric roller shutter door. There is a first floor mezzanine fitted, together with a goods lift. Part of this floor can be removed if not required by the new tenant to create more ground floor accommodation with full height,

Outside there is a parking and surface yard area.

Location

Highworth is well located 4 miles east of the A419 and Swindon. Blackworth Industrial Estate forms the principal employment area in the town and has direct access onto the A361.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse (inc WC & kitchenette)	2,670	248.05
Mezzanine - Storage	1,915	177.91
Total	4,585	425.96

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £26,000 per annum exclusive of VAT, service charge, business rates and all other costs of occupation.

EPC

The property is rated as B (41).

Business Rates

Further information is available on application to the agents.



Contact

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