TO LET - INDUSTRIAL

Unit 7 Ash

Kembrey Park, Swindon, SN2 8UN

Key Highlights

- 2,269 sq ft
- 3 phase electricity
- Stepped Rent from £20,000 per annum
- Existing office
- Warehouse LED lighting and heating
- 4.1m wide by 3.9m high loading door
- CCTV and Security Patrols
- Fenced and gated yard by separate agreement

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Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is located just 2 miles north of the town centre and close to the other main industrial areas of the town.

Description

Unit 7 Ash is a modern mid terrace unit of steel frame construction. Access is via a sectional loading door whilst to the front there is an open plan office with WC and kitchenette facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m. Externally there is a loading area and three allocated car parking spaces. A separate fenced and gated yard of approximately 2,588 sq ft can also be made available if required.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,269	210.80
Total	**2,269**	**210.80**

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £23,950 per annum although a stepped rent starting at £20,000 per annum can be agreed subject to terms. The rent is exclusive of service charge, VAT, Business Rates and all other costs of occupation.

The yard is available at £1,295 per month plus VAT.

Service Charge

The estate service charge is approximately £3,494 per annum and the buildings insurance premium is £298.94 per annum.

Business Rates

The property is assessed as 'warehouse and premises' and the rateable value is £18,000.

EPC

The property has an EPC rating of B.

Contact

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