TO LET - INDUSTRIAL

Unit 5 Ash

Kembrey Park, Swindon, SN2 8UN



Key Highlights

- 2,269 sq ft
- 3 phase power supply
- CCTV and Security Patrols
- Dedicated loading and parking areas
- Warehouse LED lighting and heating
- 4.1m wide by 3.9m high loading door
- High quality modern industrial unit

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

Description

Unit 5 Ash is a modern, refurbished, mid terrace unit of steel frame construction ready for immediate occupation.

Access is via a sectional loading door (4.1m (w) x 3.9m (h) as well as separate personnel door.

The main warehouse benefits from a WC, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Outside are three allocated parking spaces.





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.

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 £24,500 per annum exclusive of service charge, VAT, Business Rates and all other costs of occupation.

Service Charge

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

EPC

An EPC has been commissioned and will be available on completion

Business Rates

Rates payable: £11,102.75 per annum

(based upon Rateable Value: £22,250)

Contact

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