TO LET - INDUSTRIAL

Link House

Blackworth Industrial Estate, Swindon, SN6 7NA

Key Highlights

- 4,555 sq ft
- Fully fenced and gated
- Surfaced yard
- £57,500 per annum exclusive
- 0.48 acre site
- Separate office and workshop buildings
- Close proximity to Swindon and the M4

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Location

The premises are located at the Blackworth Industrial Estate, to the north east of Swindon. Direct road access is provided onto the A361, which in turn connects to the A419 dual carriageway, 4 miles to the south west. Swindon is the largest town in Wiltshire and is well served by the M4 (Junctions 15 and 16).

Swindon has a mainline railway station with fast access to London in less than 1 hour.

Description

Link House provides a fully enclosed, fenced and gated site with a two storey office building, separate workshop and large, surfaced yard area. In total the site extends to approximately 0.48 acres.

The workshop is of steel frame construction and is accessed via two roller shutter loading doors to the front elevation and separate personnel access doors to the front and side. It has a maximum clear height of 7.4 m to the front reducing to 6.5m to the rear. There is lighting and a three phase electricity supply. A mezzanine floor provides additional storage space.

The two storey office is situated at the entrance to the site and is partitioned into various rooms with WC's on both floors and a kitchen on the ground floor. It benefits from gas fired central heating, double glazing and lighting throughout.

Accommodation

The accommodation has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and comprises of the following areas:

Name	sq ft	sq m
Ground - Workshop	1,957	181.81
Mezzanine - Storage	482	44.78
Ground - Offices	1,032	95.88
1st - Offices	1,084	100.71
Total	**4,555**	**423.18**

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Viewings

To arrange a vieiwng please contact

Terms

The property is available by way of a new full repairing lease at a rent of £57,500 per annum.

The rent is exclusive of VAT, business rates, utilities.

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Anti-Money Laundering Regulations.

EPC

The property has an EPC rating of 56 within Band C.

Contact

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