TO LET - INDUSTRIAL / TRADE COUNTER

Unit 2 Central Trading Estate

Old Town, Swindon, SN3 1PD

Key Highlights

- 1,540 sq ft
- £17,500 per annum exclusive
- 3.6m eaves
- Old Town Location
- Loading door access
- Existing office and kitchenette

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Description

Unit 2 Central Trading Estate is an end terrace unit of steel frame construction providing industrial / warehouse accommodation with a small office, kitchenette and WC. Access is via both a full height loading door and separate personnel entrance door. The eaves height is approximately 3.6m.

Location

The Central Trading Estate is situated in the Old Town area of Swindon just off the B4006 Marlborough Road. It is a short walk to amenities of Old Town including banks, supermarket, Post Office, bars and restaurants. Junction 15 of the M4 is approximately 2 miles to the south.

Accommodation

The property provides the following approximate area on a gross internal basis.

Name	sq ft	sq m
Ground - Warehouse / Production	1,540	143.07
Total	**1,540**	**143.07**

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 £17,500 per annum exclusive of VAT, service charge and all other outgoings. Each party is to be responsible for its own legal costs.

Utilities

Subject to pre-contract verification all mains utilities including gas, and single Phase electricity are available to the property. We recommend that occupiers make their own enquiries as to the quantity and availability of supply.

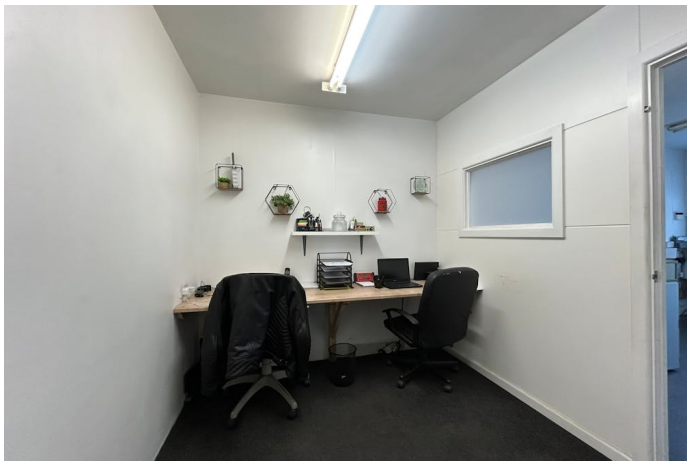
EPC

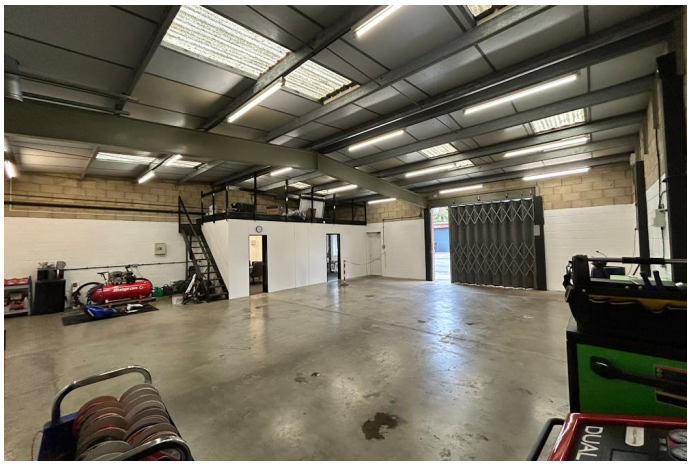
The property has an EPC rating of 93 Band D.

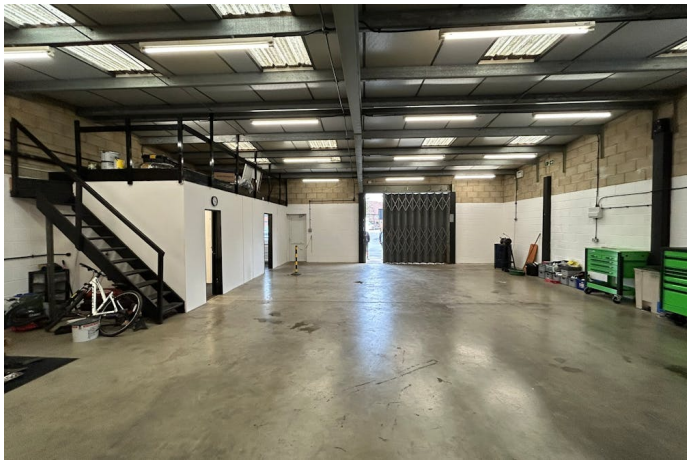
Business Rates

Rates payable: £6,264 per annum

(based upon Rateable Value: £14,500)







Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

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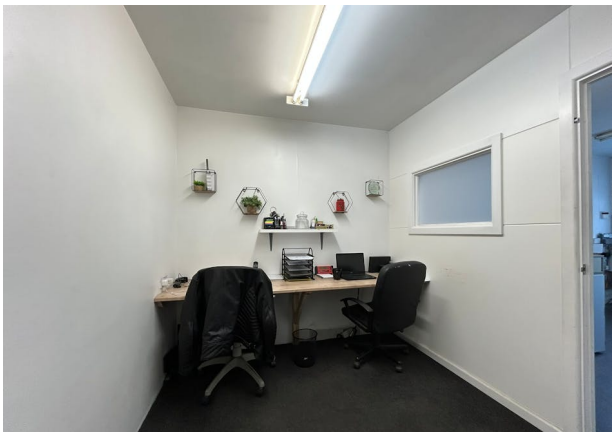
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