TO LET - INDUSTRIAL

Unit 18A Ash

Kembrey Park, Swindon, SN2 8UN

Key Highlights

- 743 sq ft
- CCTV and Security Patrols
- Allocated parking
- 3 phase electricity
- Eligible for small business rates relief

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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 18A Ash is a modern, refurbished, end of terrace unit of steel frame construction.

Access is via a personnel door. To the front there are WC facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

Externally the unit benefits from a loading area and allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse Inc WC	743	69.03
Total	**743**	**69.03**

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £12,500 per annum and is exclusive of service charge, VAT, business rates and all other costs of occupation.

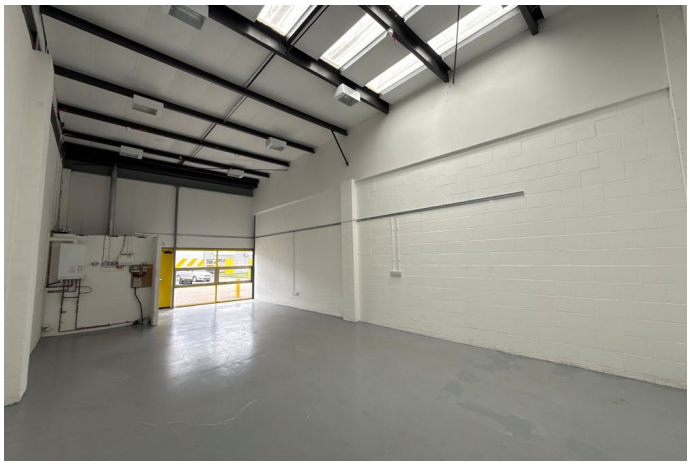
EPC

The property has an EPC rating of D.

Business Rates

Rates payable: £3,758.40 per annum

(based upon Rateable Value: £8,700)



Contact

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