TO LET - INDUSTRIAL

Unit 16 Ash

Kembrey Park, Swindon, SN2 8UN

Key Highlights

- 2,917 sq ft
- 3 phase power supply
- £25,650 per annum exclusive
- Optional mezzanine floor
- High quality modern industrial / warehouse
- 4.1m wide by 3.9m high loading door
- Estate CCTV

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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 16 Ash is a modern, refurbished, mid terrace unit of steel frame construction. Access is via a sectional loading door 4.1m (w) x 3.9m (h) as well as separate personnel door. To the front there is a WC. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

There is an optional mezzanine floor to the rear (587 sq ft).

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 including WC's	2,330	216.46
Mezzanine	587	54.53
Total	**2,917**	**270.99**

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £25,650 per annum and is exclusive of service charge, VAT, Business Rates and all other costs of occupation which will be paid in addition to the rent, by the tenant.

Service Charge

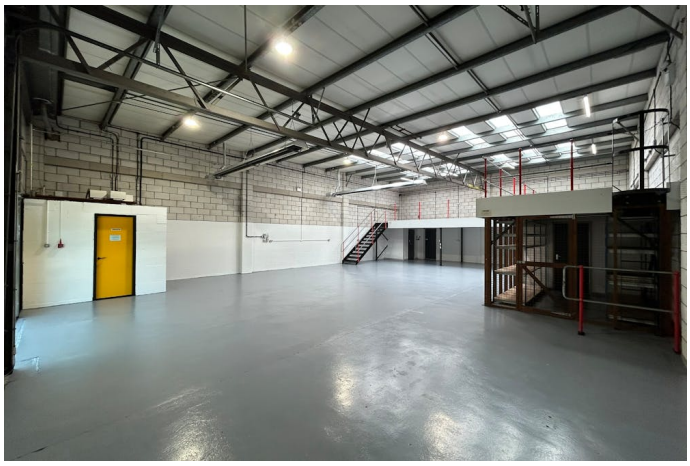
Please contact the agent for further details.

EPC

The property has an EPC rating of B.

Business Rates

Please contact the agent for further details.



Contact

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