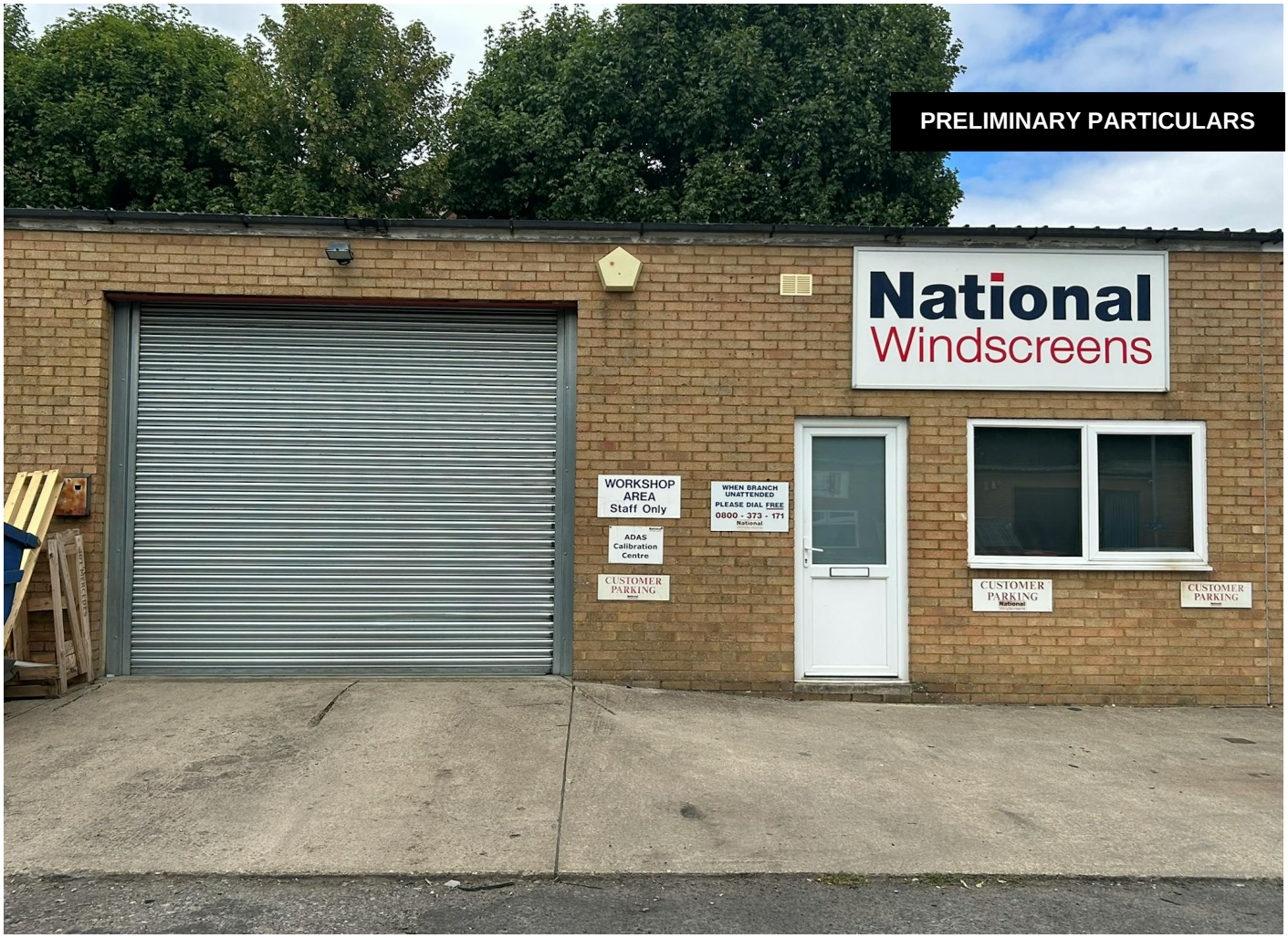
TO LET - INDUSTRIAL / TRADE COUNTER

Unit 19 Central Trading Estate

Old Town, Swindon, SN3 1PD



Key Highlights

- 1,512 sq ft
- £17,500 per annum exclusive
- 3.6m eaves
- Old Town Location
- Loading door access
- Existing office and kitchenette

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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. Junction 15 of the M4 is approximately 2 miles to the south.

Description

Unit 19 Central Trading Estate is mid terrace unit of steel frame construction providing industrial / warehouse accommodation with a small office, kitchenette and WC. Access is via a full height loading door and a separate personnel entrance door. Refurbishment works will be undertaken prior to the new lease commencing.

Accommodation

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

Name	sq ft	sq m
Ground - Warehouse / Production	1,512	140.47
Total	**1,512**	**140.47**

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.

EPC

An EPC will be commissioned on completion of the refurbishment works.

Business Rates

Rates payable: £6,156 per annum

(based upon Rateable Value: £14,250)

Contact

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IMPORTANT NOTICE

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