TO LET - INDUSTRIAL

Unit 14 Birch

Kembrey Park, Swindon, SN2 8UN

Key Highlights

- 3,790 sq ft
- Dedicated loading/parking areas
- 6.2m clear eaves height
- Office area
- Fenced and gated yard
- 4 metre wide by 5m high loading door
- 3 phase electricity and gas supply
- Warehouse heating and lighting

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Location

The Birch 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 Swindon's other main industrial areas.

Description

Unit 14 Birch is a modern, high quality, end terrace unit of steel frame construction with separate loading and personnel access doors. The eaves height is approximately 6.2m and there is an existing office, WC and tea point area to the front elevation.

To the front of the unit is a palisade fenced and gated yard providing secure storage of approximately

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is £45,000 per annum exclusive of service charge, VAT, Business Rates and all other costs of occupation.

The estate service charge is approximately £3,410 for the current year and the buildings insurance premium is £328.

Each party is to bear their own legal costs.

Accommodation

The unit has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and provides 3,790 sq ft (352 sq m) of entirely ground floor accommodation.

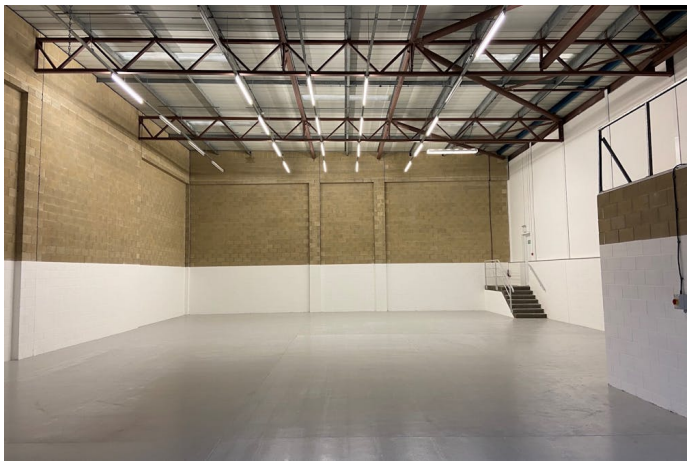
The yard provides a further 1,340 sqft (124.5 sqm) of secure external storage.

Business Rates

The property is currently assessed as 'warehouse and premises' and has a rateable value of £26,500.

EPC

The property has an EPC rating of E (122).



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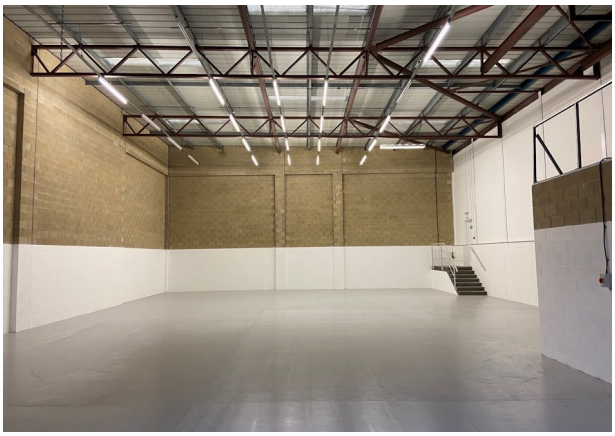
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