TO LET

UNIT 4 COBHAM CENTRE • WESTMEAD INDUSTRIAL ESTATE • SWINDON • SN5 7UJ

Whitmarsh Lockhart

Commercial Property Advisors



251.69 sq m
2,710 sq ft

- MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT
- PARKING AND SERVICE YARD AREA
- FITTED FIRST FLOOR OFFICE AREA
- POPULAR TRADING ESTATE LOCATION
- NEW LEASE AGREEMENT

RICS Regulated by RICS

Location

Westmead Industrial Estate is a successful and popular employment area situated in West Swindon. Junction 16 of the M4 motorway is approximately 3 miles to the west via the Great Western Way dual carriageway.

The unit is accessed via Westmead Drive, the principle estate road.

The location is popular with business users, including warehousing, light industrial, offices and trade occupiers.

Description

The unit comprises a modern mid terrace facility built of clear span portal frame with brick and clad elevations. Internally, the unit benefits from a fitted first floor office area and ground floor WC. The unit has 3 phase power supply.

Vehicle access to the warehouse area is gained via an insulated up and over loading door.

Internally the maximum eaves height is 6.5m and a minimum eaves height of 4.4m.

Outside there is a parking and service yard area, with parking for approximately 5 cars.

Accommodation

All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Ground Floor (inc WC)	213.26	2,2964
First Floor	38.43	414
Total	251.69	2,710

Outside service yard and parking area.

Tenure

A new full repairing lease is available. Please contact the agents for further information.

Quoting Terms

The premises are available at a quoting rent of £21,500 per annum exclusive of business rates, building insurance, service charge and VAT, payable quarterly in advance.

Business Rates

Please contact the agents for further information.

Please note the rateable value is not the same as the rates payable.

Energy Performance Certificate

The EPC is available upon request. The property has an energy performance rating of: C:60.

Estate Agents Act 1979

Under Section 21 of the Estate Agents Act 1979, we give notice that the company directors for the lessor/vendor are also partners in Whitmarsh Lockhart LLP and this constitutes a declarable interest.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction

Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Chris Brooks MRICS
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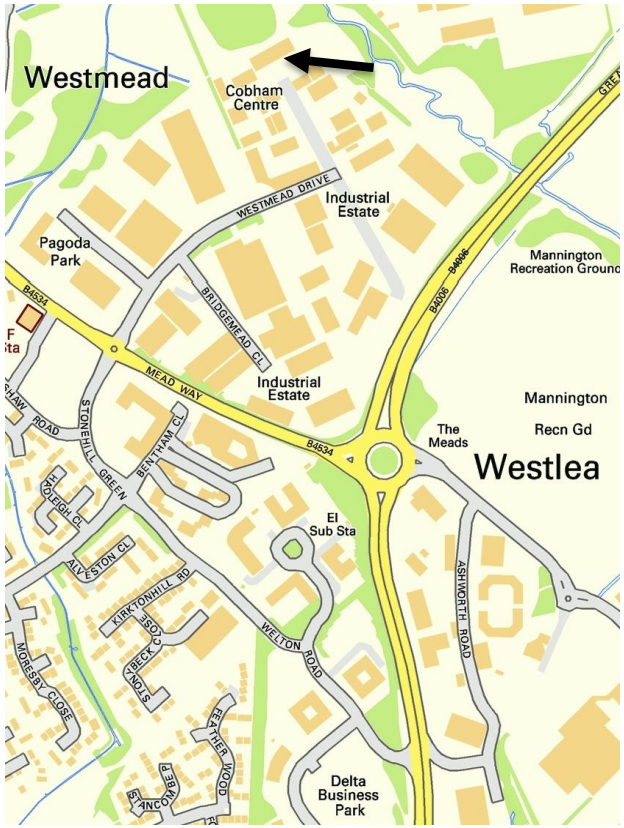
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Important: Whitmarsh Lockhart for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Whitmarsh Lockhart or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Whitmarsh Lockhart nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT







Agency Services

- Sales
- Development advice
- Lettings
- Acquisition advice



Paul Whitmarsh MRICS
Partner



Chris Brooks MRICS
Associate Partner

Whitmarsh Lockhart

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