

TO LET

UNIT K12 ROCKHAVEN PARK • KEMBREY STREET • SWINDON • SN2 8BB



174.20 sq m
1,875 sq ft

- HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT
- 3 PHASE POWER SUPPLY
- 5.5M MINIMUM EAVES HEIGHT
- AIR CONDITIONED
- ALLOCATED CAR PARKING



Location

Rockhaven Park is situated on the edge of Kembrey Park, adjacent to the Kembrey Trade Centre. The immediate area is an established industrial location which includes a number of high profile trade occupiers. The Premier Inn hotel and the Kembrey Inn are also close by.

Junction 15 and 16 of the M4 are approximately 5 miles away.

Description

Rockhaven Park is a recent development of high quality warehouse / light industrial units. Unit K12 is a mid-terrace unit of clear span steel portal frame construction, with full height profile steel cladding.

Access to the warehouse is via an up and over sectional loading door in the front elevation, 3m wide x 3.2m high. In addition there is also a separate glazed personal entrance.

Internally the unit benefits from a minimum clear eaves Height of 5.5m. The warehouse has a 3 phase electrical power supply and air conditioning. The mezzanine is currently finished to shell specification, with a kitchenette, enabling the occupier to complete additional fit out as required.

Externally there are 3 allocated parking spaces and a loading area.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice 6th edition

Area	Sq m	Sq ft
Ground Floor	116.13	1,250
First Floor Mezzanine	58.07	625
Total	174.20	1,875

Tenure

The premises are available by way of a new full repairing and insuring lease agreement, for a term of years to be agreed.

Quoting Rent

£18,750 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

The current rating list (2017) shows the property as having a rateable value of £10,750.

Please note the rateable value is not the same as the rates payable. Please contact the agents for further information.

Energy Performance Certificate

A copy of the EPC is available upon request. The unit has a current energy performance rating of C: 68.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Contacts

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

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