



To Let

Fully refurbished trade counter unit in a prominent position overlooking Great Western Way

- Highly Prominent Roadside Position
- Comprehensively Refurbished
- Established Trade Counter Location
- Approximately 25,000 vehicles passing daily

Unit 1 Great Western Trade Park

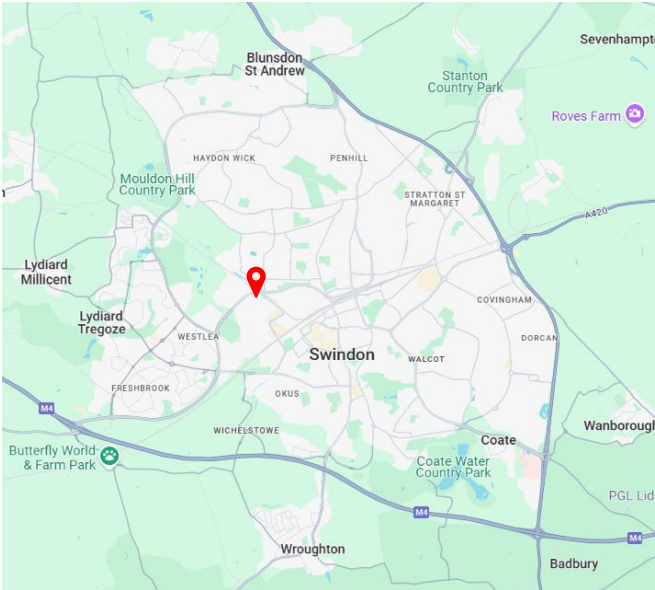
Swindon, SN2 2DJ

6,769 sq ft

628.86 sq m

Unit 1 Great Western Way Trade Park

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Description

Unit 1 comprises a comprehensively refurbished steel portal frame unit with glazed and clad elevations to the front. The unit has minimum eaves height of 4.3m, access to the warehouse is via a full height steel roller loading door to the rear 3.65m x 3.65m. Internally the unit benefits from a reception area, offices and two WCs. At first floor level there are two offices with two WCs. The warehouse benefits from a 3 phase power supply and capped mains gas connection. Externally, the unit has car parking at the rear and a shared loading area.

Location

The Great Western Trade Park is an established and successful trade counter location. Occupying a prominent location fronting Great Western Way, approximately 1.5 miles west of Swindon town centre, J16 of the M4 is approximately 2 miles via the Great Western Way dual carriageway. The property is located opposite B&Q directly fronting Great Western Way. Other neighbouring occupiers include Tile Giant, Topps Tiles, Screwfix, Starbucks and Travelodge.

Accommodation

The property comprises the following areas:

Name	Sq ft	Sq m	Availability
Warehouse	4,763	442.50	Available
GF offices	1,201	111.58	Available
1F offices	805	74.79	Available
Total			

EPC

The property has an EPC rating of B(41)

Tenure

The unit is available on full repairing and insuring lease terms.

Rent

Quoting rent £69,950 per annum (exclusive of VAT)

VAT

All costs are subject to VAT where applicable

Legal Costs

All parties are responsible for their own legal costs.

Rateable Value

The property has a rateable value of £61,000

Service Charge

A service charge is levied for the up keep of communal areas

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