

**elgin**  
industrial estate

## Unit 2268B

6,958 sq ft (646.42 sq m)

- ✓ To Let
- ✓ Fully refurbished
- ✓ Semi detached
- ✓ Trade counter unit
- ✓ Secure demised yard

Dunbeath Road  
Elgin Industrial Estate  
Swindon SN2 8EA

High profile trade counter unit fronting the busy  
Elgin roundabout with excellent main road profile.

Unit  
2268B



April 2025





Comprehensively  
Refurbished



High Specification  
Trade Counter /  
Industrial Unit



Excellent Estate  
Frontage and  
Prominence



Established  
Trade Counter  
Location



Large  
Secure Yard



Allocated  
Parking



Adjacent to  
Formula One  
Autocentres



Unit  
2268B

A4311



# elgin

industrial estate

Elgin Industrial Estate is centrally positioned in the town and is a popular and thriving business location.

The estate is an established trade location and has proved popular with trade occupiers which include City Electrical Factors, Wolseley, Toolstation, Screwfix, Travis Perkins, Eurocell, Greggs, Plumbase, Wickes and Booker.

Located in the heart of Swindon's trade counter cluster...





The property comprises a semi-detached industrial/trade counter unit which has been comprehensively refurbished.

The unit is situated in a highly prominent position overlooking Elgin Drive and benefits from allocated parking to the front and a large secure, concrete surfaced yard to the rear. The property is of steel portal frame construction with glazed and profile clad elevations.

To the front of the unit is a trade counter / showroom element with glazed elevations, with the warehouse sitting to the rear of this.



Highly prominent glazed frontage trade counter / industrial unit with a high specification.

Accommodation

The accommodation comprises the following areas:

Ground		
Warehouse	4,635 sq ft	430.61 sq m
Ground		
Showroom/ Trade Counter/ Stores & WCs	2,323 sq ft	215.81 sq m
Total	6,958 sq ft	646.42 sq m



5m Minimum Eaves



Large Secure Yard



Glazed Frontage with Security Shutters



LED Lighting




12 Allocated Parking



2x Electric Level Access Loading Doors



WC Facilities



EV Car Charging





Swindon is well located  
adjoining the M4 motorway  
in North Wiltshire.

The town benefits from motorway access  
from both Junctions 15 and 16. Swindon  
town centre is approximately 1.5 miles to the  
south west. The A419 dual carriageway is  
approximately 3 miles to the east.

What3words ///scars.shakes.extend  
Sat Nav SN2 8EA

12 mins  
Junction 16  
M4

10 mins  
Junction 17  
M4





## Further Information

For further information, please contact the joint agents:



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**SERVICES** We understand that mains services are provided to the property including water, drainage, and 3 phase electricity. Occupiers are advised to establish the capacity and connectivity are sufficient for their own operation.

**ENERGY PERFORMANCE** The unit has been refurbished, achieving an EPC of B (46). A full EPC report is available on request.

**RATEABLE VALUE** The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £53,000. Please contact the marketing agents for further information.

**TENURE** The property is available on a new lease for a term of years to be agreed.

**RENT** Upon application.

**VAT** All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

**LEGAL COSTS** Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

**ANTI-MONEY LAUNDERING** The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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