

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





Comprehensively Refurbished



High Specification Trade Counter / Industrial Unit



Excellent Estate Frontage and Prominence



Established Trade Counter Location



Large Secure Yard



Allocated Parking



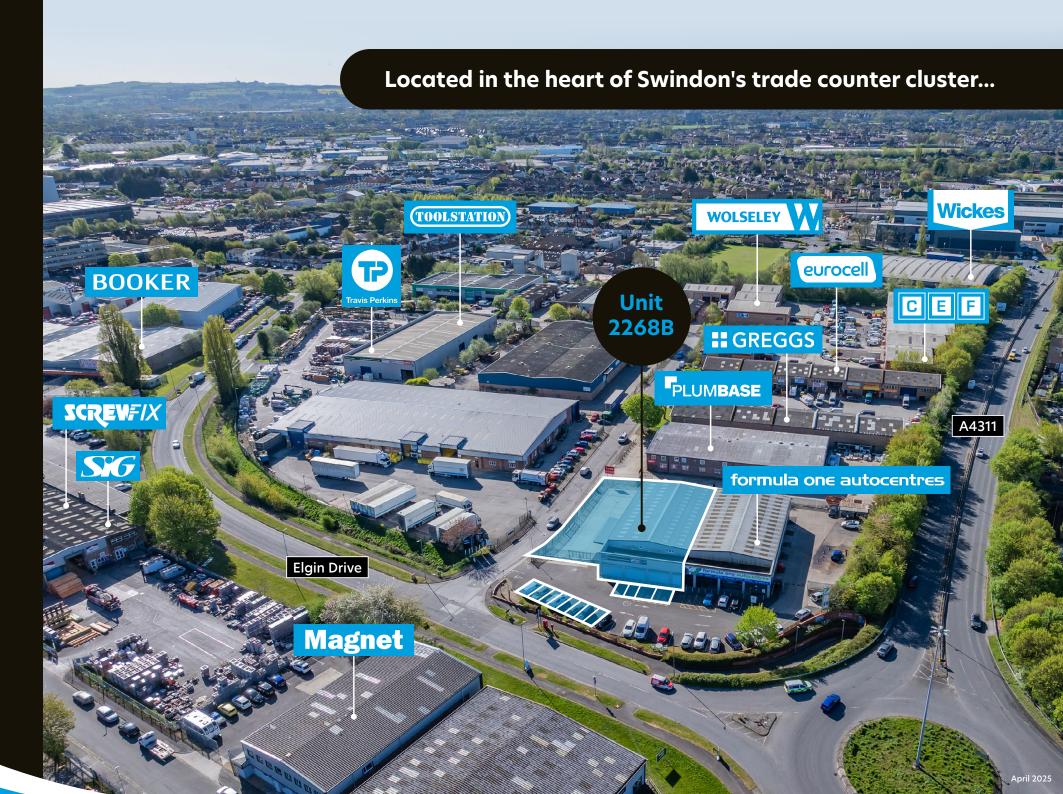
Adjacent to Formula One Autocentres





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.



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

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







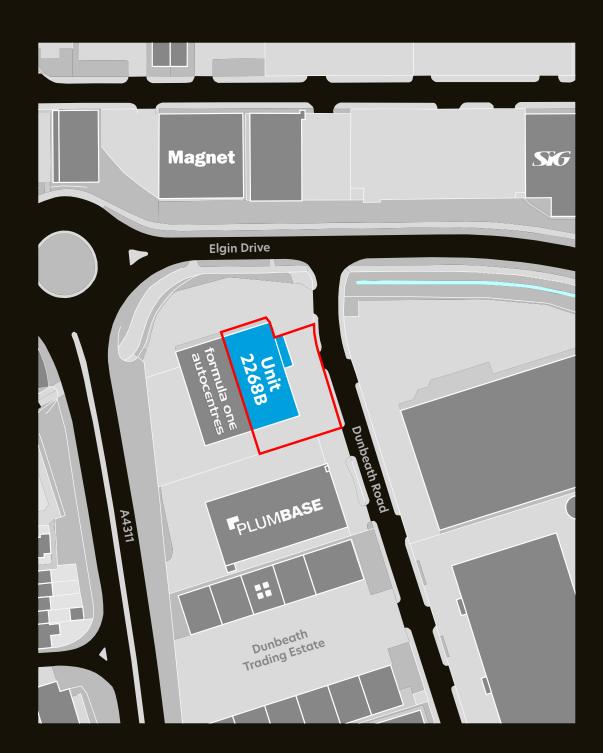












Swindon is well located adjoining the M4 motorway in North Wiltshire.

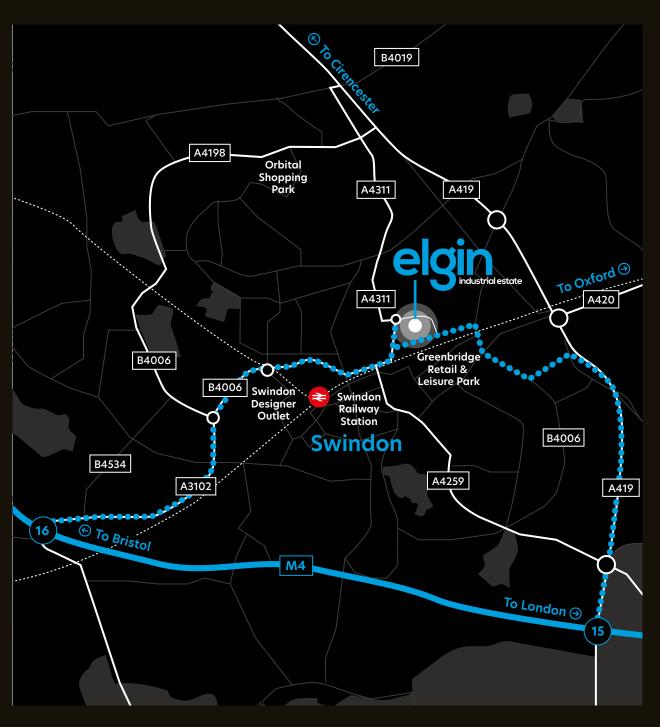
The town benefits from motorway access from both Junctions 15 and 16. Swindon town centre is approximately 1.5 miles to the south west. The A419 dual carriageway is approximately 3 miles to the east.

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









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.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc:The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. May 2025

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