



Unit 2265

4,547 sq ft (422.43 sq m)

- ✓ To Let
- ✓ To be refurbished
- ✓ Detached unit
- ✓ Secure demised yard

Dunbeath Road
Elgin Industrial Estate
Swindon SN2 8EA

**Detached industrial unit with secure yard
in an established trade & industrial location.**



New roof to be installed

**Unit
2265**



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 detached industrial / trade counter unit which has been comprehensively refurbished.

The unit is located in an established trade hub, directly opposite Travis Perkins and Toolstation. It benefits from allocated parking to the front and a secure yard to the rear. The building is of steel portal frame construction with brickwork elevations.

Access to the unit is provided by a glazed pedestrian entrance to the front, with vehicular access being available via two new electric loading doors into the yard at the rear.

The unit is undergoing a comprehensive refurbishment which includes:

- New roof
- New double glazed windows
- New LED lighting
- New WCs
- Full redecoration, internally and externally
- 2x EV chargers



Detached trade counter / industrial unit to be comprehensively refurbished

Accommodation

The accommodation comprises the following areas:

Unit 2265

Total	4,547 sq ft	422.43 sq m
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Neighbouring Unit 2267 is also available and could be let alongside Unit 2265

Unit 2265 & 2267

Total	9,141 sq ft	849.22 sq m
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5m Minimum Eaves



Secure Yard



Brand New Roof



LED Lighting



Demised parking



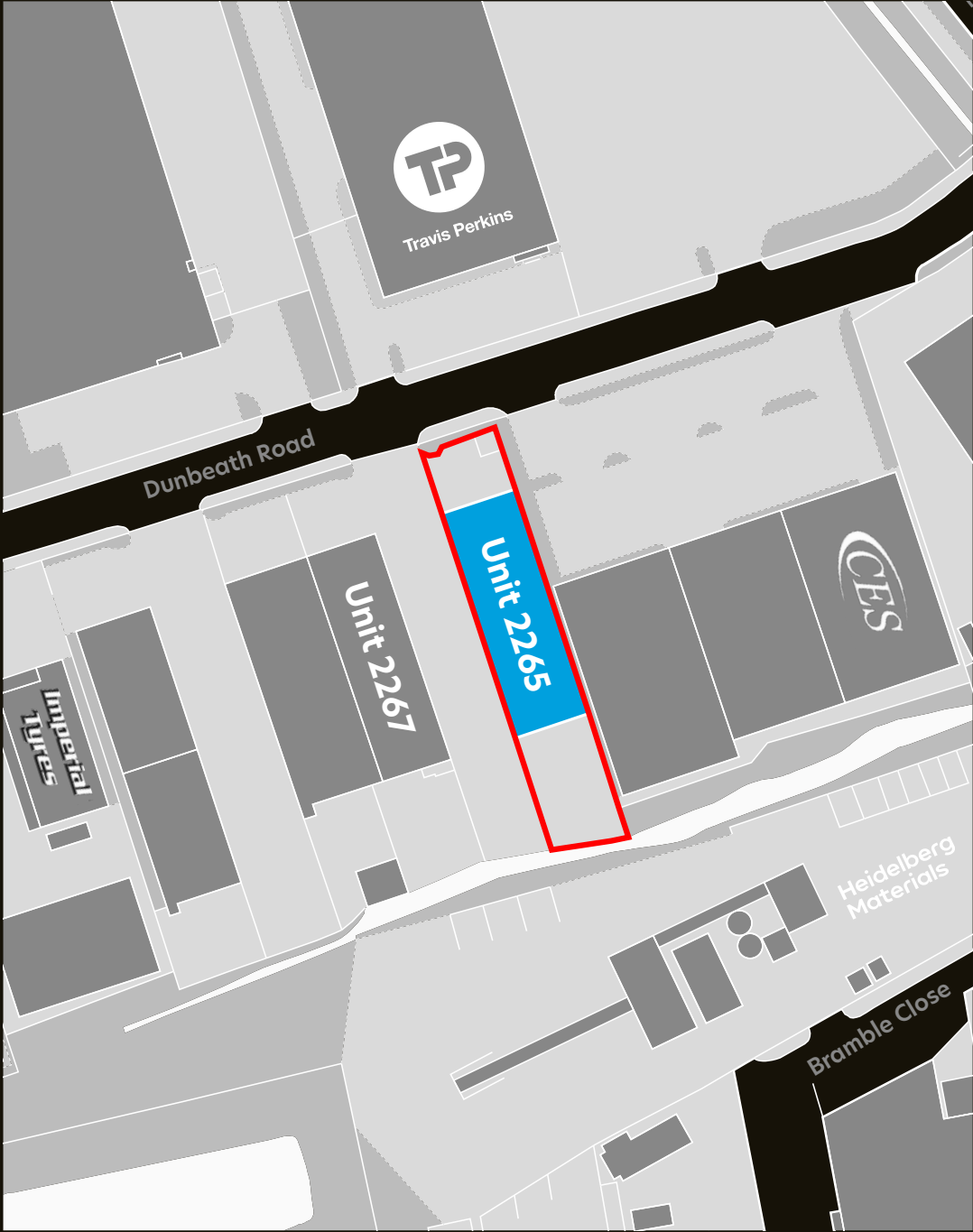
2x Electric Level Access Loading Doors



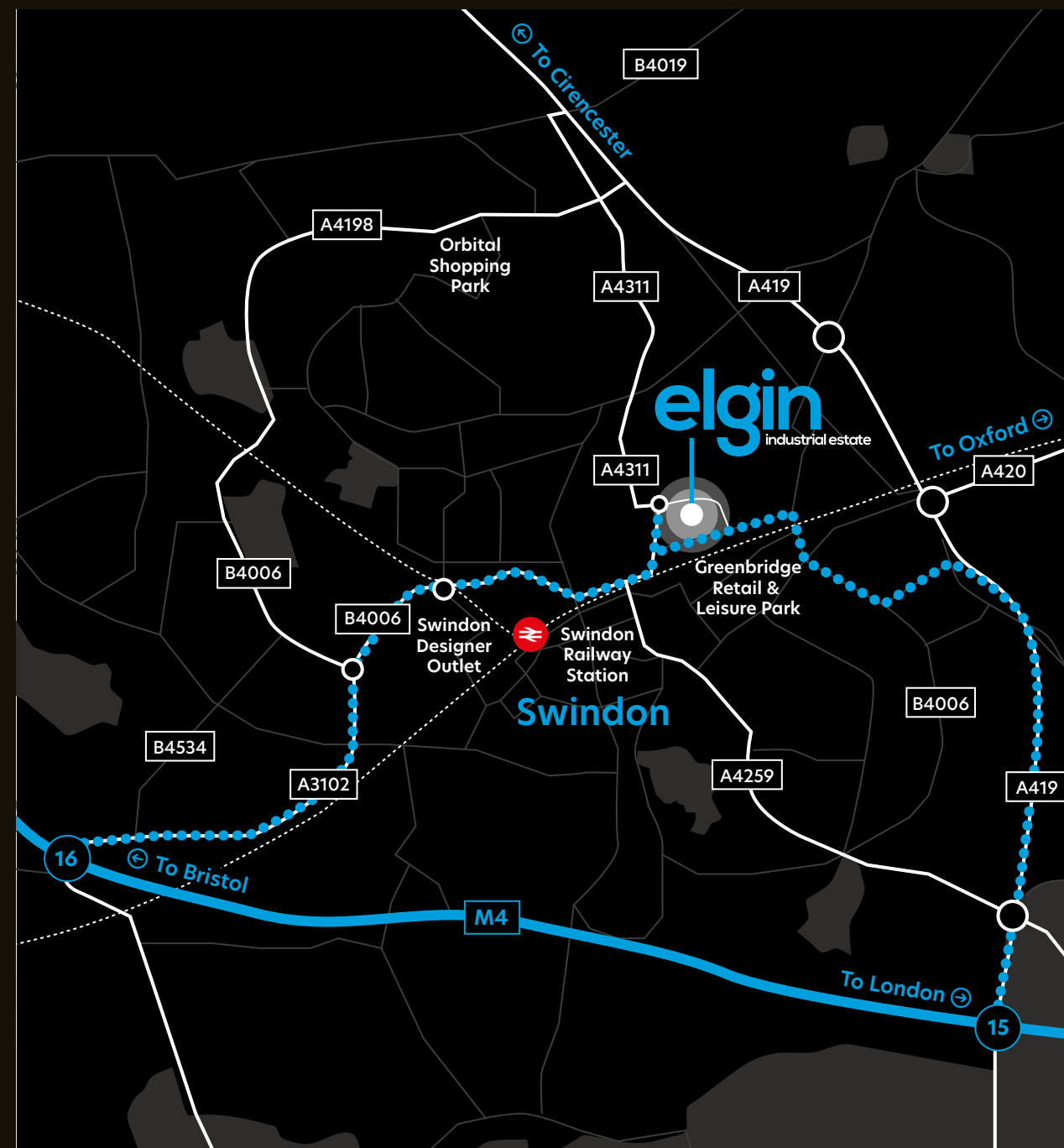
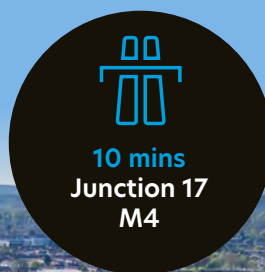
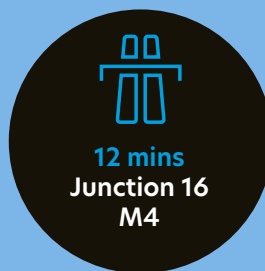
WC Facilities



EV Car Charging



- Swindon is well located adjoining the M4 motorway in North Wiltshire.
- The town benefits from motorway access from both Junctions 15 & 16.
- Swindon Town centre is approximately 1.5 miles to the south west.
- The A419 dual carriageway is approximately 3 miles to the east.



Further Information

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 EPC is to be reassessed upon completion of the refurbishment. EPC B or better, is being targeted.

RATEABLE VALUE The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £28,750. 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.

For further information, please contact the joint agents:



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