

**UNIT 7, WOODSIDE, SOUTH MARSTON
PARK, SWINDON SN3 4WA**



REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

197.37 M² (2,124 FT²)

ALLOCATED PARKING AND SIDE LOADING

RECEPTION AREA AND OFFICE ACCOMMODATION

Location

South Marston Park is strategically located on the eastern edge of Swindon, approximately 6 miles by dual carriageway to Junction 15 of the M4. The Honda Manufacturing factory directly adjoins the Estate.

Woodside is an established scheme of 19 industrial units, set in a well kept and landscaped environment.

Description

Unit 7 comprises a semi detached industrial unit of steel portal frame construction, with brick and profile clad elevations.

The warehouse is accessed via an up and over sectional loading door in the side elevation. To the front elevation there is a separate personnel door, which gives access into a dedicated reception area. The warehouse benefits from a minimum clear eaves height of 6m, three phase electrical supply and a mains gas connection.

At first floor there is additional office accommodation which benefits from glazed windows in the front elevation and air conditioning.

Externally there is allocated parking and loading.

Accommodation

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

Warehouse inc WC & reception	132.54 m ² (1,426 ft ²)
First floor offices	64.83 m ² (698 ft ²)
TOTAL	197.37 m² (2,124 ft²)

Tenure

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

Quoting Terms

£14,950 per annum exclusive.

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

Business Rates

Please contact the agents for further information.

Energy Performance Certificate

The property currently has an energy performance rating of C:73.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing

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

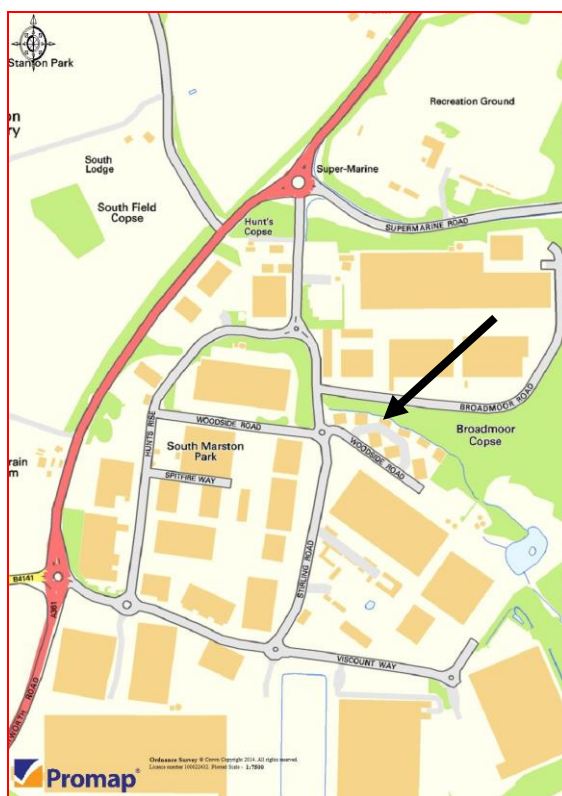
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February 2016



A-Z street map. Not to scale