

Techno Trading Estate

BR INDUSTRIAL
TRUST

Fully Refurbished Warehouse / Industrial Unit

3,380 sq ft (314 sq m)
To Let

Techno Trading Estate
Bramble Road, Swindon, SN2 8HB





TECHNO TRADING ESTATE

Techno Trading Estate contains 12 refurbished warehouse/industrial/trade units, with a combination of detached and terrace properties. The units are of steel portal frame construction with translucent light panels to provide good natural lighting. The elevations are clad in part brickwork and part metal profile cladding.

There is now just one unit remaining on the estate, Unit 16. The property is currently undergoing extensive refurbishment to achieve an EPC rating of B and will benefit from a new insulated roof and LED lighting throughout.

CURRENT AVAILABILITY

UNIT 16	SQ FT	SQ M
WAREHOUSE	3,103	288.3
OFFICE	277	25.7
TOTAL	3,380	314



Located on an established industrial estate



3 Phase power supply



Excellent trade counter location



5.2m Minimum eaves height



Generous parking provision



Dedicated loading apron



Fully refurbished units



Dedicated office space

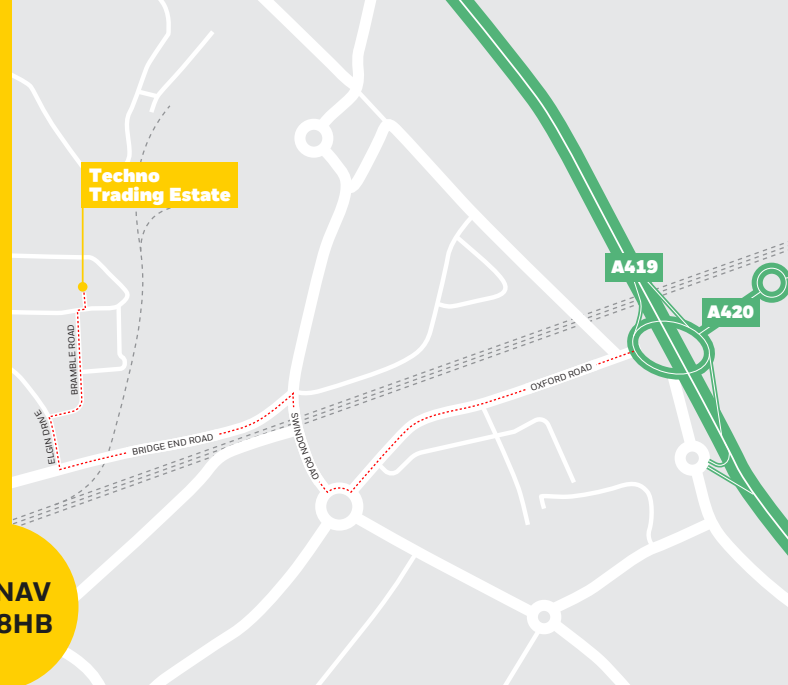




Techno Trading Estate

SAT NAV
SN2 8HB

what3words: ///sends.slip.looks
www.what3words.com



LOCATION

Techno Trading Estate is an established and popular estate within close proximity to Swindon Town Centre and the Great Western Way giving access to all areas of Swindon and the M4 motorway.

Nearby occupiers include Screwfix, Booker, Travis Perkins, Howdens, Plumb Centre and numerous other national and local trade counter operators.

LOCAL OCCUPIERS



Travis Perkins



CONNECTIVITY

	MILES
Swindon Town Centre	2.5
M4 J16	3.5
A419	4.0
A420	4.0
Bristol	39.2
Southampton	67.4
London	85.5

TERMS

The units are available by way of new leases on terms to be agreed.

EPC

To be reassessed following refurbishment.

RENT

Upon Application.

SERVICE CHARGE

Full details and service charge budget to be provided on request.

VAT

VAT is payable on rents and charges.

BUSINESS RATES

To be assessed.

FURTHER INFORMATION

Further information is available from the joint agents.



Sophie Parsons
07709 507 300
sophie.parsons@jll.com
Oliver Bird
07543 304 942
oliver.bird@jll.co.uk



Chris Brooks
01793 544 834
07733 114 566
chris@whitmarshlockhart.com