iBOX

OAKTREE BUSINESS CENTRE

FOR SALE/TO LET

INDUSTRIAL / WAREHOUSE UNIT
5,250 SQ FT (487.74 SQ M)

South Marston Park, Swindon • SN3 4TX

UNIT 7



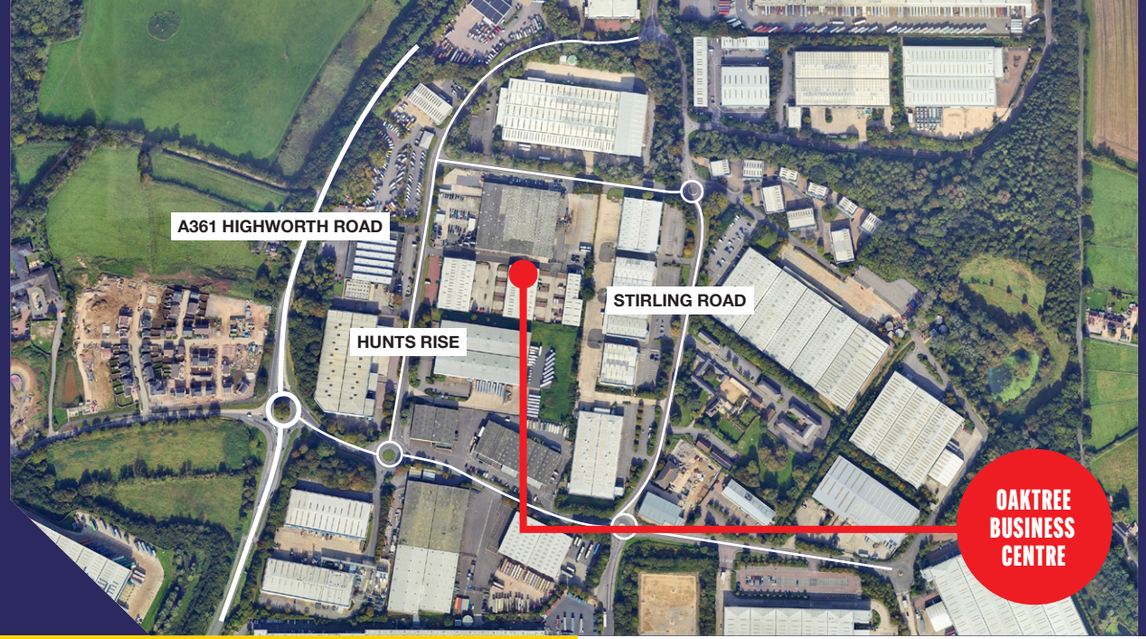


LOCATION

South Marston Park is a popular and successful employment area well located on the eastern outskirts of Swindon.

The Estate has excellent access to the M4 via the A361 and A419. Junction 15 is approximately 5 miles to the south.

South Marston Park adjoins the newly purchased Panattoni Park which will see the delivery of c 7 million sq ft of new warehousing and logistics space. Existing occupiers in the area include Aldi, Yuasa Batteries, Oak Furniture Land, Amazon, Callaway Golf and Mark & Spencer.





ACCOMMODATION

The property provides the following approximate gross internal areas:

AREA	SQ FT	SQ M
Grd - Warehouse including WCs and reception	4,668	433.67
1st Floor - Office and WC	582	54.07
Total	5,250	487.74

DESCRIPTION

Unit 7 comprises an industrial/warehouse unit of steel portal frame construction, with brick and profile clad elevations, set in a quality landscaped environment

To the front of the unit there is a reception with WC. At first floor there is fitted office accommodation and WC. Additional offices could be incorporated at ground floor. The warehouse is accessed by an up and over insulated sectional loading door in the front elevation 3.6m(w) x 4.5m(h). The warehouse benefits from a minimum clear eaves height of 7m, a three phase electrical power supply, warehouse lighting and a mains gas supply.

The warehouse also benefits from a solid concrete floor with 35k/N per sq m floor loading.

Externally there are 10 allocated parking spaces.

TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed or on a sale based on a long leasehold of 999 years.

RENT / SALES

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact:

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