

Unit 18B Ash

Kembrey Park, Swindon, SN2 8UN



Key Highlights

- 1,500 sq ft
- 4.1m wide by 3.9m high loading door
- Fenced and gated yard by separate agreement
- Roller shutter loading door
- 3 phase electricity
- CCTV and Security Patrols
- Refurbished

01793 423344
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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is located just 2 miles north of the town centre and close to the other main industrial areas of the town.

Description

Unit 18B Ash comprises a terraced unit of steel frame construction, access is via a roller shutter loading door in addition to a separate personnel door. The warehouse has a minimum eaves height of 4m, a phase 3 power supply, lighting, WC and tea point.

Externally the unit benefits from a loading area and two allocated car parking spaces.

Optional fenced storage yard available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,269	210.80
Total	2,269	210.80

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £19,500 per annum and is exclusive of service charge, VAT, Business Rates and all other costs of occupation.

The yard is available at £1,295 per month plus VAT.

Service Charge

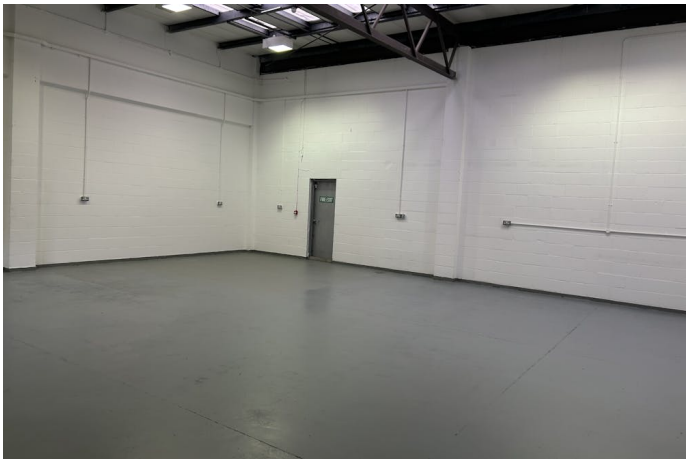
The estate service charge is approximately £2,324 per annum and the buildings insurance premium is £218 per annum.

Business Rates

The property is assessed as 'warehouse and premises' and the rateable value is £13,000.

EPC

The property has an EPC rating of D.



Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

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