



Unit 7, Oaktree Business Centre, South Marston Park

Swindon, SN3 4TX

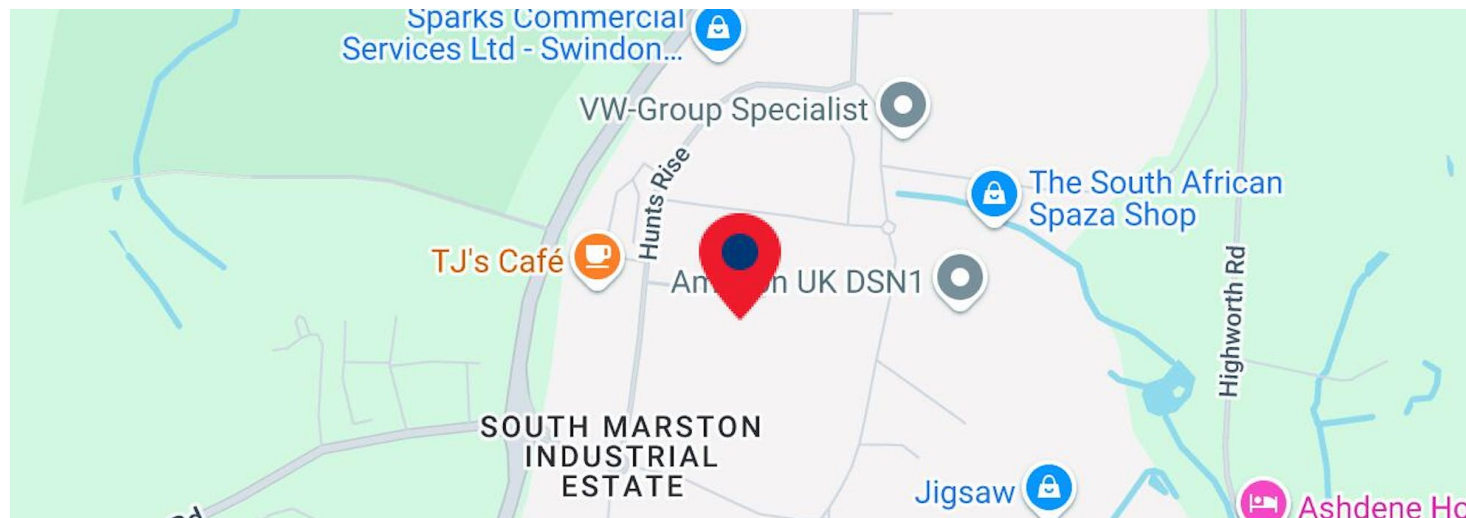
TO BE REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

5,250 sq ft
(487.74 sq m)

- END TERRACE UNIT
- 4.5M (H) LOADING DOOR
- MINIMUM CLEAR EAVES HEIGHT 7M
- RECEPTION AND FIRST FLOOR OFFICES
- 3 PHASE POWER SUPPLY
- 10 ALLOCATED PARKING SPACES

Unit 7, Oaktree Business Centre, South Marston Park

Swindon, SN3 4TX



Summary

Available Size	5,250 sq ft / 487.74 sq m
Rent	£57,750 per annum
Rateable Value	£40,500
Rates Payable	£20,209.50 per annum
EPC	D (83)

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.

///what3words

<https://what3words.com/laptop.marzipan.keener>

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including reception and WCs	4,668	433.67
1st - Office and WC	582	54.07
Total	5,250	487.74

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com