



**Unit 4 Rushy Platt Industrial Estate, Caen View,
Swindon, SN5 8WQ**

**REFURBISHED MODERN
INDUSTRIAL WAREHOUSE /
TRADE COUNTER UNIT**

**5,135 sq ft
(477.06 sq m)**

- RECENTLY REFURBISHED
- 6.5M MINIMUM EAVES
- FITTED OFFICES
- 3 PHASE POWER SUPPLY
- PARKING PROVISION AND LOADING APRON
- SEPARATE TRADE COUNTER ENTRANCE



Summary

Available Size	5,135 sq ft / 477.06 sq m
Rent	£61,750 per annum
Rateable Value	£32,000
Rates Payable	£15,968 per annum
EPC	Upon enquiry

At the front of the unit there is a reception with WCs, open under croft with separate trade counter entrance. At first floor there is an open plan office with kitchenette facility.

The warehouse area benefits from a 3 phase electrical power supply, warehouse lighting and a gas supply.

Externally the unit benefits from 11 car parking spaces and loading area.

Location

Rushy Platt Industrial Estate is an established and successful employment area well located within the town. Junction 16 of the M4 motorway is approximately 2 miles to the west and the Estate benefits from a dual carriageway access via Great Western Way (A3102).

Unit 4 holds a prominent location fronting the main estate road. Other occupiers on the Estate include Dick Lovett BMW, GSF, Screwfix, Euro Car Parts and Eurocell.

///what3words

<https://what3words.com/rival.punk.waving>

Description

Unit 4 comprises a modern industrial warehouse facility.

The unit is of steel portal frame construction, with part brick, steel profile clad and glazed elevations.

Vehicle access to the unit is gained via a sectional up and over insulated loading door in the front elevation. 3.6m (w) x 5.5m (h).

Internally, the facility has a minimum eaves height of 6.5m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC's & Undercroft	4,422	410.82
1st - Offices	713	66.24
Total	5,135	477.06

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 agents.



Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

