



Unit 18 Rushy Platt Industrial Estate, Caen View

Swindon, SN5 8WQ

MODERN TRADE COUNTER / INDUSTRIAL / WAREHOUSE

3,820 sq ft
(354.89 sq m)

- 6M MINIMUM EAVES
- PARKING PROVISION AND LOADING APRON
- OPTIONAL MEZZANINE ACCOMMODATION
- 3 PHASE POWER SUPPLY AND MAINS GAS
- FITTED OFFICES

Unit 18 Rushy Platt Industrial Estate, Caen View

Swindon, SN5 8WQ



Summary

| | |
|----------------|---------------------------|
| Available Size | 3,820 sq ft / 354.89 sq m |
| Rent | £38,500 per annum |
| Rateable Value | £22,500 |
| Rates Payable | £11,227.50 per annum |
| EPC | C (62) |

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).

Other occupiers on the Estate include Dick Lovett BMW, DX, Screwfix, Euro Car Parts and Eurocell.

///what3words

<https://what3words.com/half.police.purely>

Description

Unit 18 comprises a modern end of terrace trade counter/industrial/warehouse 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. 3.2m (w) x 5.6m (h). Internally the unit has a clear eaves height of 6m.

At the front of the unit, there is a trade counter/office with separate WC facilities. There is an optional mezzanine floor also available.

The unit benefits from a 3 phase electrical power supply and a capped mains gas supply.

Externally there is allocated parking to the front and side.

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

Viewings and further information is strictly by prior appointment through the agents.



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com