



Unit 1 Greenbridge Centre, Greenbridge Road

Swindon, SN3 3JW

PROMINENT WAREHOUSE / LIGHT INDUSTRIAL SHOWROOM

3,629 sq ft
(337.15 sq m)

- PROMINENT ROAD FRONTAGE
- INCLUSIVE RENTAL
- EXCELLENT CAR PARKING FACILITIES
- COMMERCIAL VEHICLE LOADING
- NEW LEASE AGREEMENT
- FIRST FLOOR MEZZANINE STORAGE

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Summary

Available Size	3,629 sq ft / 337.15 sq m
Rent	£36,500 - £44,500 per annum Rent inclusive of maintenance, water, electricity & insurance.
Business Rates	To be assessed. Please contact the agent for further details.
EPC	C (72)

Location

Swindon holds an excellent location between Junctions 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol approximately 40 miles to the west.

Greenbridge Industrial Estate forms one of the principal employment areas in the town, approximately 1 mile east of Swindon town centre. Unit 1 holds a prominent position fronting directly onto Greenbridge Road, which, in turn, gives access to the B4006 and A4312. Junction 15 of the M4 motorway is 4-miles to the south, with the principal access route being the A419.

///what3words

<https://w3w.co/sprint.lamps.stop>

Description

Unit 1 Greenbridge Centre comprises an end-terraced prominent warehouse/light industrial facility.

Commercial vehicle access is gained via a single roller shutter door. The maximum internal eaves height is 5.68m.

The unit benefits from a first floor mezzanine storage area with a loading access.

WC and kitchen facilities are shared and maintained by the Landlord as part of the inclusive rental.

Outside there is a parking and service yard area, fronting Greenbridge Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Workshop	2,610	242.48
1st - Mezzanine Storage	1,019	94.67
Total	3,629	337.15

Terms

A new internal repairing lease is available. The rent quoted is inclusive of service charge, external building maintenance, building insurance, shared kitchen maintenance, shared WC maintenance, electricity and water. The rent is exclusive of business rates 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.



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