

# Unit 13 Birch

Kembrey Park, Swindon, SN2 8UN



## Key Highlights

- 3,037 sq ft
- 4 metre wide by 5m high loading door
- 3 phase power and gas supply
- Warehouse lighting
- Dedicated loading/parking areas
- 7.5m clear eaves height
- Office area

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## Location

The Birch 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 Swindon's other main industrial areas.

## Description

Unit 13 Birch is a modern, mid terrace unit of steel portal frame construction, access to the warehouse is via a loading door in the front elevation (4m wide x 5m high). To the front there is a single office with adjacent WC facilities and tea point.

The unit has a 3 phase power supply, warehouse lighting and a minimum clear eaves height of 7.5m.

Externally the unit benefits from a loading apron and allocated car parking spaces to the side of the unit.

## Accommodation

The accommodation comprises of the following areas

Name	sq ft	sq m
Ground - Warehouse	2,576	239.32
Ground - Office and WC's	461	42.83
<b>Total</b>	<b>3,037</b>	<b>282.15</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is £36,500 per annum exclusive of service charge, VAT, Business Rates and all other costs of occupation. The estate service charge is approximately £2,737 for the current year.

Each party is to bear their own legal costs.

## Business Rates

The property is assessed as 'warehouse and premises' and has a rateable value of £28,500. The rates payable are £14,221.50 per annum.

## EPC

The property has an EPC rating of D (82).

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## Contact

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